



CITY OF LA PUENTE CITY COUNCIL MEETINGS

How to Listen Live to the Meeting

Live Audio/Video: Visit the City's website at <https://lapuente.org/agenda/>. Under the Agenda and Minutes portal, click the video camera icon next to the current meeting to listen live.

Spanish Translation/Interpretation Services:

Live Spanish translation is available through Wordly at <https://attend.wordly.ai/join/FWOP-2761>. In-person attendees may request a headset to listen to the live Spanish translation.

Spanish interpretation is available upon request for public speakers during Oral Communications. Speakers may also use their own interpreter.

How to Submit Public Comment

All persons attending or participating in City Council meetings, whether in person, remotely, or by written comment, must comply with the Rules of Decorum set forth in La Puente Municipal Code section 2.04.120.

In Person: Complete a Speaker Request Form and submit it to the City Clerk before the first speaker has concluded their remarks during the Oral Communications portion of the meeting. Each speaker is limited to three (3) minutes.

In Writing: Email your comment to cityclerk@lapuente.org no later than 2 hours prior to the meeting start time. Email comments will be distributed to the City Council and become part of the official record for the meeting but will not be read aloud during the meeting. Please include "PUBLIC COMMENT" in the subject line.

Remote (Zoom):

Computer/Mobile Device:

- Join the Zoom Webinar at <https://zoom.us/j/99755308889>.
- To request to speak, click the "Raise Hand" button before the first speaker has concluded their remarks during Oral Communications.
- When it is your turn to speak, your name will be called and you will be unmuted so you may address the City Council.

Telephone:

- Dial [+1 669 900 6833](tel:+16699006833) and enter Meeting ID: 997 5530 8889 # (*Mobile users can tap the number to dial in automatically*).
- To request to speak by telephone, press *9 to raise your hand before the first speaker has concluded their remarks during Oral Communications.
- When it is your turn to speak, the last 4 digits of your phone number will be called and you will be asked to press *6 to unmute and provide your comments.

Availability

Materials distributed to a majority of the City Council regarding items on this agenda are available for public inspection at the City Clerk's Office at City Hall located at 15900 E. Main Street and on the City's website at <https://lapuente.org/agenda/>.

Americans with Disabilities

In accordance with the Americans with Disabilities Act (ADA), individuals requiring special assistance to participate in a City meeting or to access other City services should contact the City Clerk's Office at (626) 855-1500. Providing at least 48 hours' notice for regular meetings, 24 hours for special meetings, or as early as possible will help ensure reasonable accommodations.

Meeting Times

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



CITY OF LA PUENTE

REUNIONES DEL CONCEJO MUNICIPAL

Cómo escuchar la reunión en vivo

Audio en vivo: visite el sitio web de la ciudad en <https://lapuente.org/agenda/>. Bajo el portal de Agenda y Actas (*Agenda and Minutes*), haga clic en el icono de la cámara de video al lado de la reunión actual para escuchar en vivo.

Servicios de traducción/interpretación en español:

La traducción en vivo al español está disponible a través de Wordly en <https://attend.wordly.ai/join/FWOP-2761>. Los asistentes en persona pueden solicitar audiófonos para escuchar la traducción en vivo al español.

La interpretación al español está disponible a solicitud para los miembros del público que deseen hablar durante la sección de Comunicaciones Orales. Los oradores también pueden usar su propio intérprete.

Cómo enviar comentarios públicos

Todas las personas que asistan o participen en las reuniones del Concejo Municipal, ya sea en persona, de forma remota o mediante comentarios escritos, deben cumplir con las Reglas de Decoro establecidas en la sección 2.04.120 del Código Municipal de La Puente.

En persona: Complete un Formulario de Solicitud de Orador (*Speaker Request Form*) y entréguelo a la Secretaria Municipal antes de que el primer orador haya concluido sus comentarios durante la sección de Comunicaciones Orales de la reunión. Cada orador tiene un límite de tres (3) minutos.

Por escrito: Envíe su comentario por correo electrónico a cityclerk@lapuente.org a más tardar 2 horas antes del inicio de la reunión. Los comentarios por correo electrónico serán distribuidos al Concejo Municipal y formarán parte del registro oficial de la reunión, pero no se leerán en voz alta durante la reunión. Por favor incluya "PUBLIC COMMENT" (COMENTARIO PÚBLICO) en la línea de asunto.

Remoto (Zoom):

Computadora / dispositivo móvil:

- Únase al seminario web de Zoom en <https://zoom.us/j/99755308889>.
- Para solicitar hablar, haga clic en el botón "Levantar la mano" (*Raise Hand*) antes de que el primer orador haya concluido sus comentarios durante las Comunicaciones Orales.
- Cuando sea su turno de hablar, se llamará su nombre y se le activará el micrófono para que pueda dirigirse al Concejo Municipal.

Teléfono:

- Marque [+1 669 900 6833](tel:+16699006833) e ingrese el ID de la reunión: 997 5530 8889 # (*los usuarios de teléfonos celulares pueden tocar el número para marcar automáticamente*).
- Para solicitar hablar por teléfono, presione *9 para levantar la mano antes de que el primer orador haya concluido sus comentarios durante las Comunicaciones Orales.
- Cuando sea su turno de hablar, se llamarán los últimos 4 dígitos de su número telefónico y se le pedirá que presione *6 para activar el micrófono y dar sus comentarios.

Disponibilidad

Los materiales distribuidos a la mayoría de los miembros del Concejo Municipal relacionados con los temas de esta agenda están disponibles para su consulta pública en la Oficina de la Secretaria Municipal en el Ayuntamiento, ubicado en 15900 E. Main Street, y en el sitio web de la Ciudad en <https://lapuente.org/agenda/>.

Personas con Discapacidades

De acuerdo con la Ley de Estadounidenses con Discapacidades (ADA), cualquier persona que necesite asistencia especial para participar en una reunión de la Ciudad o acceder a otros servicios municipales debe comunicarse con la Oficina de la secretaria Municipal al (626) 855-1500. Proporcionar un aviso con al menos 48 horas de anticipación para reuniones regulares, 24 horas para reuniones especiales, o lo antes posible ayudará a garantizar adaptaciones razonables.

Horario de las Reuniones

Las reuniones se finalizarán a más tardar a las 10:30 p.m., a menos que la mayoría de los miembros aprueben una moción para extender la reunión y considerar los asuntos restantes de la agenda, de acuerdo con la Ley Ralph M. Brown (Ordenanza No. 95-727).



AGENDA
REGULAR MEETING OF THE
LA PUENTE CITY COUNCIL AND SUCCESSOR AGENCY
COUNCIL CHAMBERS
15900 EAST MAIN STREET, LA PUENTE
AUGUST 11, 2026 AT 7:00 PM

CALL TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. Los Angeles County Sheriff's Department and La Puente Programs, Re-Employment, Outreach Services (P.R.O.S.) Team Activity and Information Briefing

ORAL COMMUNICATIONS

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

BOARDS/COMMISSION/COMMITTEE REPORTS

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

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

A. MINUTES OF PREVIOUS CITY COUNCIL AND SUCCESSOR AGENCY MEETINGS

- A.1 READ AND APPROVE THE MINUTES OF THE CITY COUNCIL AND SUCCESSOR AGENCY MEETINGS OF JULY 14, 2026, AND JULY 30, 2026

Staff Recommendation: It is recommended that the City Council and Successor Agency waive the reading and approve the Minutes of the City Council and Successor Agency Regular Meeting of July 14, 2026, and Special Meeting of July 30, 2026.

B. PUBLIC HEARINGS BEFORE THE CITY COUNCIL

B.1 CONSIDERATION OF A RESOLUTION ADOPTING THE PLANNING COMMISSION'S RECOMMENDATION, SETTING FORTH FINDINGS AND APPROVING GENERAL PLAN AMENDMENT NO. 26-02 TO AMEND THE COMMUNITY DEVELOPMENT ELEMENT TO IMPLEMENT 6TH CYCLE HOUSING ELEMENT PROGRAM 6 AND CONSIDERATION OF A FIRST READING AND INTRODUCTION OF AN ORDINANCE APPROVING MUNICIPAL CODE AMENDMENT TO TITLE 10 (ZONING) OF THE LA PUENTE MUNICIPAL CODE

Staff Recommendation: It is recommended that the City Council: (1) open the public hearing and receive public testimony; (2) adopt Resolution No. 26-1600 adopting the Planning Commission's recommendation, making the required findings, approving General Plan Amendment No. 26-02, and adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP); (3) waive the full reading and introduce Ordinance No. 26-998 approving Municipal Code Amendment No. 26-03, amending Title 10 (Zoning) of the La Puente Municipal Code to add Section 10.50.220 (Mixed-Use Overlay Zone); and (4) direct staff to file a Notice of Determination (NOD).

C. UNFINISHED BUSINESS OF THE CITY COUNCIL

C.1 DISCUSSION AND DIRECTION REGARDING NAMING RIGHTS FOR THE LA PUENTE ANIMAL SHELTER/COMMUNITY DOG PARK/K-9 TRAINING CENTER AT 16550 OLD VALLEY BOULEVARD

Staff Recommendation: It is recommended that the City Council discuss naming rights for the La Puente Animal Shelter/Community Dog Park/K-9 Training Center and provide direction to Staff.

D. CITY COUNCIL AND SUCCESSOR AGENCY CONSENT CALENDAR

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

D.1 CONSIDERATION OF A RESOLUTION APPROVING WARRANT RESOLUTION NO. 26-6014

Staff Recommendation: It is recommended that the City Council and Successor Agency adopt Resolution No. 26-6014 approving Warrant Register No. 1620.

D.2 CONSIDERATION OF A SECOND READING AND ADOPTION OF ORDINANCE NO. 26-997 OF THE CITY COUNCIL OF THE CITY OF LA PUENTE APPROVING MUNICIPAL CODE AMENDMENT NO. 26-02 ESTABLISHING CITYWIDE OBJECTIVE DESIGN STANDARDS FOR MULTIFAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT PROJECTS IN ACCORDANCE WITH STATE LAW

Staff Recommendation: It is recommended that the City Council: (1) waive full reading and adopt Ordinance No. 26-997, an Ordinance of the City Council of the City of La Puente approving Municipal Code Amendment No. 26-02 by amending Chapter 10.10 (Residential Zones) to add Section 10.10.060(D) and Chapter 10.12 (Commercial Zones) to add Section 10.12.040(G), establishing citywide objective design standards for multifamily and mixed-use residential development projects in accordance with State law; and (2) direct staff to file a Notice of Exemption pursuant to the California Environmental Quality Act (CEQA).

D.3 CONSIDERATION OF ACCEPTANCE OF NOTICE OF COMPLETION FOR CONCRETE WORK AT THE LA PUENTE DOG PARK

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

D.4 CONSIDERATION OF ACCEPTANCE OF NOTICE OF COMPLETION FOR ELECTRICAL CONTRACT WORK AT THE LA PUENTE DOG PARK

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

E. NEW BUSINESS TO BE CONSIDERED BY THE CITY COUNCIL

ADHOC COMMITTEE REPORTS

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

NAME

Code Enforcement Committee

La Puente Park Fees, Ordinance and Program Oversight Committee

Project LEAD Committee

LPQT Action Committee

Rowland, Bassett, and Hacienda La Puente Unified School Districts Liaison Committee

Senior Advisory Committee

Business Outreach Support Committee

La Puente Activity Center Design Oversight Committee

MEMBERS

Klinakis/Mendoza

Munoz/Quinones

Mendoza/Quinones

Mendoza/Quinones

Klinakis/Munoz

Klinakis/Munoz

Klinakis/Quinones

Klinakis/Mendoza

AB 1234 REPORTS

ORAL COMMENTS FROM COUNCIL

ORAL COMMENTS FROM STAFF

ADJOURNMENT

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

Dated August 6, 2026.

/s/

Martha Torres, MPA, CMC, City Clerk

MINUTES
LA PUENTE CITY COUNCIL AND SUCCESSOR AGENCY
REGULAR MEETING OF
JULY 14, 2026

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

A Regular Meeting of the City Council of the City of La Puente was held in the Council Chambers of City Hall, 15900 East Main Street, La Puente, California, on Tuesday, July 14, 2026, at 7:00 p.m.

CALL TO ORDER

Mayor Klinakis called the meeting to order at 7:06 p.m.

ROLL CALL

Members present: Klinakis, Munoz, Argudo (via teleconference pursuant to Government Code Section 54953.8.3(c)(1)), Mendoza, Quinones.

Members absent: None.

Staff members present: City Manager Bob Lindsey, City Attorney Susie Altamirano, City Clerk Martha Torres, Director of Administrative Services Troy Grunklee, Director of Development Services Abraham Tellez, Chief/Director of Public Safety Jeffrey Buckwell, Information Technology/Communications Analyst Steve Overstreet, Senior Planner Juan Galvan, and Office Specialist Karissa Rivas Bustillos.

City Attorney Altamirano stated that Council Member Argudo was participating remotely and asked whether anyone over the age of 18 was present in the room with him. Council Member Argudo responded that no one over the age of 18 was present. City Attorney Altamirano then inquired whether Council Member Argudo was participating remotely under the "just cause" provisions. Council Member Argudo confirmed that he was participating under "just cause."

At this time, Mayor Klinakis requested that Oral Communications be heard.

ORAL COMMUNICATIONS

Deidre Vail spoke regarding a concern involving graffiti on her property within the City. Direction was provided to Staff to assist her with her concern.

At this time, Mayor Klinakis requested that Oral Communications be paused and that Presentations be heard.

PRESENTATIONS

Mayor Klinakis introduced the Montessori Academy of La Puente Students to lead the Pledge of Allegiance.

Global Urban Strategies Regarding Social Media and Grant Updates and Los Angeles County Sheriff's Department Activity and Information Briefing Presentations were pulled from the agenda.

PLEDGE OF ALLEGIANCE

Montessori Academy of La Puente Students led the Pledge of Allegiance.

At this time, Mayor Klinakis resumed Oral Communications.

ORAL COMMUNICATIONS

Bryant Bouchot spoke regarding parking concerns within the City and a financial literacy program for students. City Staff was directed to explore opportunities to collaborate with local school districts and Project LEAD on the financial literacy program.

BOARDS/COMMISSION/COMMITTEE REPORTS – None.

A. MINUTES OF PREVIOUS CITY COUNCIL AND SUCCESSOR AGENCY MEETINGS

A.1 READ AND APPROVE THE MINUTES OF THE CITY COUNCIL AND SUCCESSOR AGENCY MEETING OF JUNE 23, 2026 AND THE SPECIAL MEETING OF JULY 8, 2026

A motion was made by Council Member Quinones, seconded by Mayor Pro Tem Munoz, to waive the reading and approve the Minutes of the City Council and Successor Agency meeting of June 23, 2026 and the Special Meeting of July 8, 2026. The motion carried by the following roll call vote:

AYES: Klinakis, Munoz, Argudo, Mendoza, Quinones

NOES: None

ABSTAIN: None

ABSENT: None

B. PUBLIC HEARINGS BEFORE THE CITY COUNCIL

B.1 CONTINUED FROM THE JUNE 23, 2026, REGULAR CITY COUNCIL MEETING - INTRODUCTION OF AN ORDINANCE NO. 26-997 APPROVING MUNICIPAL CODE AMENDMENT NO. 26-02 ESTABLISHING CITYWIDE OBJECTIVE DESIGN STANDARDS FOR MULTIFAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT PROJECTS IN ACCORDANCE WITH STATE LAW

Senior Planner Galvan provided a report of the public hearing item regarding citywide objective design standards.

Council Member Argudo stated that all his questions had been answered by Staff prior to the Council meeting.

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

Mayor Klinakis opened the public hearing at 7:28 p.m. There being no members of the public wishing to speak, Mayor Klinakis closed the public hearing at 7:28 p.m.

A motion was made by Council Member Argudo, seconded by Mayor Pro Tem Munoz, to: (1) adopt Resolution No. 26-1597, accepting the Planning Commission's recommendation; (2) waive full reading and introduce Ordinance No. 26-997 and read by title only, approving Municipal Code Amendment No. 26-21 establishing citywide objective design standards for multifamily and mixed-use residential development projects in accordance with State law; and (3) direct staff to file a Notice of Exemption for the project. The motion carried by the following roll call vote:

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

C. UNFINISHED BUSINESS OF THE CITY COUNCIL

C.1 DISCUSSION AND DIRECTION REGARDING NAMING RIGHTS FOR THE LA PUENTE ANIMAL SHELTER/COMMUNITY DOG PARK/K-9 TRAINING CENTER AT 16550 OLD VALLEY BOULEVARD

Information Technology/Communications Analyst Overstreet provided a presentation on updated potential naming rights and signage for the La Puente Animal Shelter/Community Dog Park/K-9 Training Center.

Council Member Quinones inquired whether the facility would care for both dogs and cats. Information Technology/Communications Analyst Overstreet confirmed that the facility would care for both dogs and cats.

Discussion ensued regarding the naming of the La Puente Animal Shelter/Community Dog Park/K-9 Training Center, simplifying the verbiage on the sign, potential sign designs, and the number of signs at the facility.

The City Council reached a consensus on the design of the park sign and naming rights to potentially be La Puente Paws & Play Park, with add-on signs stating the following: Animal Shelter & Adoption Center, Adaptive Playground, and K-9 Training Center.

City Manager Lindsey stated that the final rendition of the park sign and naming rights would be brought for further consideration of approval at the next City Council meeting.

D. CITY COUNCIL AND SUCCESSOR AGENCY CONSENT CALENDAR

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

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

D.1 CONSIDERATION OF A RESOLUTION APPROVING WARRANT RESOLUTION NO. 26-6008

Action Taken: The City Council and Successor Agency adopted Resolution No. 26-6008 approving Warrant Register No. 1618.

D.2 CONSIDERATION AND AWARD OF EDUCATION SCHOLARSHIPS FOR FY 2026-2027

Action Taken: The City Council approved the award of thirty-two (32) scholarships for the 2026-2027 academic year in the amount of \$500 each.

D.3 CONSIDERATION OF APPROVAL OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH SIMPLE SOLUTIONS PSYCHOTHERAPY FOR WRAPAROUND SERVICES UNDER THE YOUTH WORKFORCE DEVELOPMENT PROGRAM

Action Taken: The City Council: (1) approved Amendment No. 1 to the Professional Services Agreement with Simple Solutions Psychotherapy; and (2) authorized the City Manager to execute all documents necessary to effectuate these agreements.

D.4 CONSIDERATION AND APPROVAL OF A RESOLUTION RESCINDING RESOLUTION NO. 26-5993 AND ADOPTING THE CITY'S GANN APPROPRIATION LIMIT AND ESTABLISHING CONTROLS ON CHANGES IN APPROPRIATIONS FOR THE VARIOUS FUNDS FOR FISCAL YEAR 2026/2027

Action Taken: The City Council adopted Resolution No. 26-6009 rescinding Resolution No. 26-5993 and adopted the City's Gann Appropriation Limit for FY 2026-2027

and established controls on changes in appropriations for the various funds.

- D.5 CONSIDERATION OF AN AGREEMENT FOR CONSTRUCTION SERVICES WITH BEST CONTRACTING SERVICES, INC. FOR ROOFING IMPROVEMENTS AT THE LA PUENTE COMMUNITY CENTER IN THE AMOUNT OF \$791,069.00.

Action Taken: The City Council: (1) approved the agreement for construction services with BEST Contracting Services, Inc. for roofing improvements at the La Puente Community Center in the amount of \$791,069.00; and (2) authorized the City Manager to execute the Agreement and approve change orders up to 10% of the original bid amount.

- D.6 CONSIDERATION OF ACCEPTANCE OF A NOTICE OF COMPLETION FOR THE CONCRETE PARKING AREA AT THE LA PUENTE COMMUNITY DOG PARK/KENNEL AND APPROVAL OF FINAL PROJECT CHANGE ORDER IN THE AMOUNT OF \$44,288.80

Action Taken: The City Council: (1) accepted the project as complete; (2) authorized the City Clerk to execute the Notice of Completion; and (3) approved a final project change order in the amount of \$44,288.80.

- D.7 CONSIDERATION OF ACCEPTANCE OF A NOTICE OF COMPLETION FOR THE PUBLIC RESTROOM PROJECT AT THE LA PUENTE COMMUNITY DOG PARK/KENNEL

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

- E. NEW BUSINESS TO BE CONSIDERED BY THE CITY COUNCIL

- E.1 CONSIDERATION OF A RESOLUTION RECITING THE FACTS OF THE CITY OF LA PUENTE JUNE 2, 2026, CONSOLIDATED SPECIAL MUNICIPAL ELECTION; SECOND READING AND ADOPTION OF ORDINANCE NO. 26-995, AN ORDINANCE OF THE PEOPLE OF THE CITY OF LA PUENTE, CALIFORNIA INCREASING THE CITY'S EXISTING GENERAL PURPOSE HALF PERCENT (1/2%) TRANSACTIONS AND USE TAX RATE TO A NEW RATE OF ONE PERCENT (1%) AS CODIFIED UNDER CHAPTER 2.34 (PUBLIC SAFETY, VITAL SERVICES NEIGHBORHOOD PROTECTION MEASURE) OF TITLE 2 (ADMINISTRATION) OF THE LA PUENTE MUNICIPAL CODE; AND RESOLUTIONS IMPLEMENTING MEASURE LP

Mayor Klinakis provided a summary report regarding Measure LP.

Mayor Klinakis motioned to adopt Resolution No. 26-6010, waive the full reading and adopt Ordinance No. 26-995 by title only, and that Resolution Nos. 26-6011 and 26-6012

not be considered at this time and be brought back to the City Council upon future direction of the City Council.

Discussion ensued regarding when the ordinance would go into effect and the intended use of the tax.

Mayor Pro Tem Munoz thanked the community for their support on Measure LP.

A motion was made by Mayor Klinakis, seconded by Council Member Argudo to: (1) adopt Resolution No. 26-6010; (2) waive the full reading and adopt Ordinance No. 26-995 by title only; and (3) defer consideration of Resolution Nos. 26-6011 and 26-6012 until further direction from the City Council. The motion carried by the following roll call vote:

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

AD HOC COMMITTEE REPORTS

Code Enforcement and Public Safety Committee: Nothing to report.

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

Project LEAD Committee: Nothing to report.

LPQT Action Committee: Nothing to report.

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

Senior Advisory Committee: Nothing to report.

Business Outreach Support Committee: Nothing to report.

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

AB 1234 REPORTS – None.

ORAL COMMENTS FROM COUNCIL

Mayor Klinakis reported the first detection of West Nile Virus in the City and spoke regarding preventative measures against mosquitoes. He thanked City Staff for the successful 3rd of July event and thanked the Los Angeles Sheriff's Department for their firework suppression efforts.

ORAL COMMENTS FROM STAFF

City Manager Lindsey stated that preventative measures against mosquitoes and additional resources would be posted on the City's social media. He further stated that City Staff would work with Project LEAD regarding the financial literacy program.

Director of Development Services Tellez provided an update on the total funding for the original Plaza project on Central Avenue at \$2.9 million. He further stated the City Staff would continue to apply for grant funding for the Plaza Project.

ADJOURMENT

There being no further business before the City Council, Mayor Klinakis adjourned the meeting at 8:04 p.m.

Approved this 11th day of August, 2026.

Martha Torres, MPA, CMC
City Clerk

Charlie Klinakis
Mayor/Chair

MINUTES
LA PUENTE CITY COUNCIL AND SUCCESSOR AGENCY
SPECIAL MEETING OF
JULY 30, 2026

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

A Special Meeting of the City Council of the City of La Puente was held in the Council Chambers of City Hall, 15900 East Main Street, La Puente, California, on July 30, 2026, at 8:30 a.m.

CALL TO ORDER

Mayor Klinakis called the meeting to order at 8:36 a.m.

ROLL CALL

Members present: Klinakis, Munoz, Quinones.

Members absent: Argudo, Mendoza.

Staff members present: Acting City Manager/Director of Community Services Alexander Bauman, City Attorney Susie Altamirano, City Clerk Martha Torres, Director of Development Services Abraham Tellez, and Office Specialist Karissa Rivas Bustillos

PLEDGE OF ALLEGIANCE

Mayor Klinakis led the Pledge of Allegiance.

ORAL COMMUNICATIONS – None.

- A. MINUTES OF PREVIOUS CITY COUNCIL AND SUCCESSOR AGENCY MEETINGS – None.
- B. PUBLIC HEARINGS BEFORE THE CITY COUNCIL – None.
- C. UNFINISHED BUSINESS OF THE CITY COUNCIL – None.
- D. CITY COUNCIL AND SUCCESSOR AGENCY CONSENT CALENDAR

City Attorney Altamirano recommended that Item D.1 be subject to approval as to form by the City Attorney's Office.

A motion was made by Mayor Pro Tem Munoz, seconded by Council Member Quinones, to approve Consent Calendar Item D.1. The motion carried by the following roll call vote:

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

D.1 CONSIDERATION OF AN AWARD OF CONTRACT TO KYA SERVICES LLC UTILIZING THE CALIFORNIA MULTIPLE AWARD SCHEDULES (CMAS) CONTRACT FOR THE LA PUENTE COMMUNITY CENTER MODERNIZATION PROJECT IN THE AMOUNT OF \$1,659,815.50

Action Taken: The City Council: (1) approved, as to form by the City Attorney's Office, the agreement for construction services with KYA Services LLC for facility modernization at the La Puente Community Center in the amount of \$1,659,815.50; and (2) authorized the City Manager to execute the Agreement and approve change orders up to 10% of the original bid amount.

E. NEW BUSINESS TO BE CONSIDERED BY THE CITY COUNCIL – None.

ORAL COMMENTS FROM COUNCIL

Mayor Klinakis announced that National Night Out would take place on August 4, 2026, at La Puente Park.

ORAL COMMENTS FROM STAFF

Acting City Manager/Director of Community Services Bauman thanked everyone for taking the time to attend the meeting and stated he is looking forward to the Community Center modernization project.

Director of Development Services Tellez stated that fencing and construction activity would be present at La Puente Park for the Activity Center Building project.

ADJOURNMENT

There being no further business before the City Council, Mayor Klinakis adjourned the meeting at 8:40 a.m.

Approved this 11th day of August, 2026.

Martha Torres, MPA, CMC
City Clerk

Charlie Klinakis
Mayor/Chair



City of La Puente Agenda Report

To: Mayor and City Council For meeting of: August 11, 2026

From: Bob Lindsey, City Manager

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

Subject: CONSIDERATION OF A RESOLUTION ADOPTING THE PLANNING COMMISSION'S RECOMMENDATION, SETTING FORTH FINDINGS AND APPROVING GENERAL PLAN AMENDMENT NO. 26-02 TO AMEND THE COMMUNITY DEVELOPMENT ELEMENT TO IMPLEMENT 6TH CYCLE HOUSING ELEMENT PROGRAM 6 AND CONSIDERATION OF A FIRST READING AND INTRODUCTION OF AN ORDINANCE APPROVING MUNICIPAL CODE AMENDMENT TO TITLE 10 (ZONING) OF THE LA PUENTE MUNICIPAL CODE

BACKGROUND/DISCUSSION

On October 7, 2022, the California Department of Housing and Community Development (HCD) certified the City of La Puente's 6th Cycle Housing Element (2021–2029). The Housing Element includes programs intended to remove governmental constraints and facilitate housing production.

Program 6 requires the City to amend its General Plan and Zoning Code to implement a Mixed-Use Zoning Program to facilitate housing development on identified sites to accommodate the RHNA and promote mixed-use development on existing underutilized non-residential (i.e., commercial shopping centers) properties.

Public Hearing Notice

Notice of the City Council public hearing on the proposed General Plan Amendment No. 26-02 and Municipal Code Amendment 26-03 to Title 10 (Zoning) of the La Puente Municipal Code to implement 6th Cycle Housing Element Program 6 was published on July 30, 2026, in the San Gabriel Valley Tribune and posted in accordance with the La Puente Municipal Code and Government Code Section 65091.

Planning Commission Consideration/Action

At the Planning Commission meeting held on June 24, 2026, a duly noticed public hearing was conducted regarding the proposed General Plan Amendment and Zoning Code Amendment. Following the public hearing, the Planning Commission adopted Resolution No. 26-1600 recommending that the City Council approve the proposed amendments and adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP).

Discussion

GENERAL PLAN AMENDMENT

The proposed General Plan Amendment No. 26-02 updates the Community Development Element 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.

The amendment establishes that within the GC land use classification, residential development stand-alone or part of mixed-use developments is allowed if specific site criteria are met. Staff find that the proposed amendment is consistent with the goals and policies of the General Plan and is necessary to maintain compliance with State Housing Element Law.

MUNICIPAL CODE AMENDMENT

The Municipal Code Amendment No. 26-03 to Title 10 (Zoning) implements the policies established in the General Plan Amendment and includes the following:

Program 6 – Mixed-Use Zoning Program

The amendment adds Chapter 10.56.220 to establish a Mixed-Use Overlay Zone that allows residential development stand-alone or part of mixed-use developments is allowed if specific site criteria are met. Specifically, 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.

The overlay establishes a density range of maximum 30 dwelling units per acre for non-Housing Element Sites and 20-40 dwelling units per acre for Housing Element Sites, as well as a maximum 1.0- Floor Area Ratio alongside objective development standards to facilitate housing production. Staff finds that the proposed Municipal Code Amendment is consistent with the General Plan, as amended, and is necessary to implement the City's Housing Element programs and comply with State Housing Law.

Environmental Compliance

Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), the City has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed City of La Puente Mixed-Use Places Project (Project) to evaluate potential environmental impacts associated with implementation of the Project.

Staff recommend 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. Upon approval, staff will file a Notice of Determination.

FISCAL IMPACT

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

RECOMMENDATION

It is recommended that the City Council: (1) open the public hearing and receive public testimony; (2) adopt Resolution No. 26-1600 adopting the Planning Commission's recommendation, making the required findings, approving General Plan Amendment No. 26-02, and adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP); (3) waive the full reading and introduce Ordinance No. 26-998 approving Municipal Code Amendment No. 26-03, amending Title 10 (Zoning) of the La Puente Municipal Code to add Section 10.50.220 (Mixed-Use Overlay Zone); and (4) direct staff to file a Notice of Determination (NOD).

ATTACHMENTS

- A. Planning Commission Resolution No. 26-1600
- B. GPA No. 26-02 CC Resolution with Exhibit B-1
- C. MCA No. 26-03 - Draft Ordinance No. 26-998
- D. Initial Study Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program (MMRP)

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: Maes, Dudley, Paz and Penson.

NOES: None.

ABSTAIN: None.

ABSENT: Hernandez

:


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

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

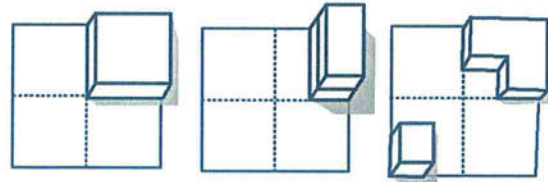
Measuring Density and Intensity

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*.

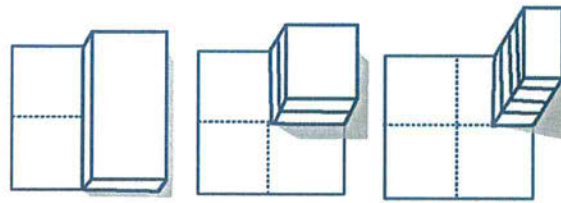
The term *density* describes the population and development capacity of residential land. The General Plan describes density in terms of dwelling units per net acre of land (du/ac), exclusive of present or planned streets and other public rights-of-way.

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

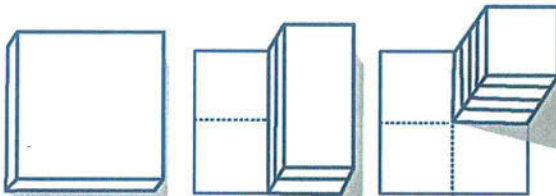
land area of that lot. This measure does not include area within parking structures.



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)

DRAFT



Back Page – Figure CD-1

DRAFT

**Table CD-1
Land Use Classification System**

Land Use Categories		Maximum DUs/Net Acre or FAR	Average DUs/Net Acre or FAR
Residential Categories			
<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		
	Hacienda Corridor and Amar Road	0.75:1 FAR	0.3:1 FAR
	Neighborhood Commercial Centers	1.0:1 FAR	0.5:1 FAR
	<i>Otherwise, if certain site criteria are met</i>	<i>20-40 DU/Acre</i>	<i>1.0:1 FAR</i>
<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

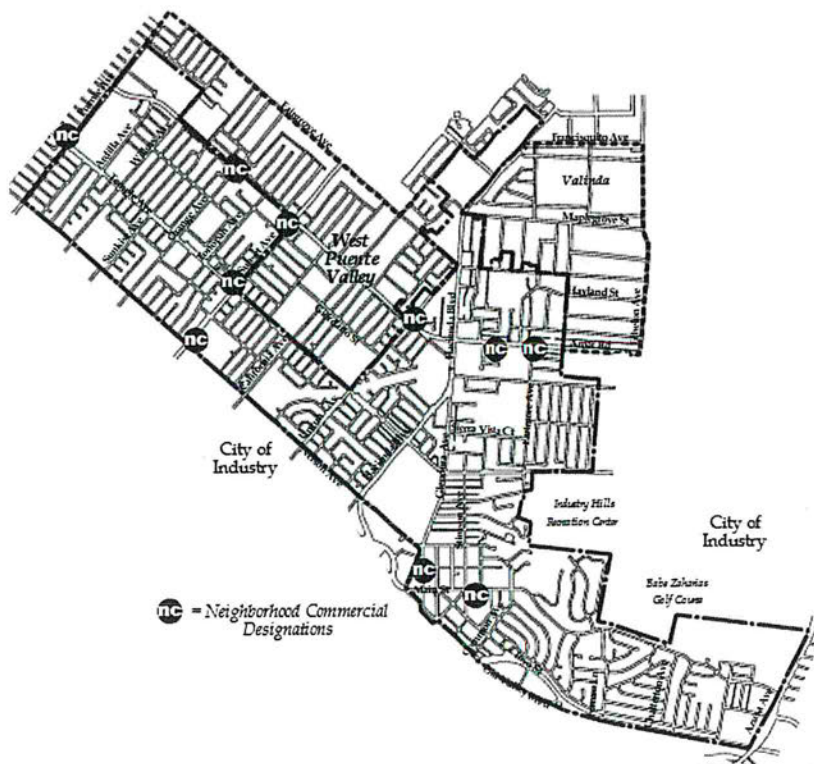
Businesses in La Puente's commercial areas provide important services to residents and constitute a strong tax revenue base for the City. The following commercial land use designations are designed to support business activity and provide tools to improve areas that function below their economic potential.

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

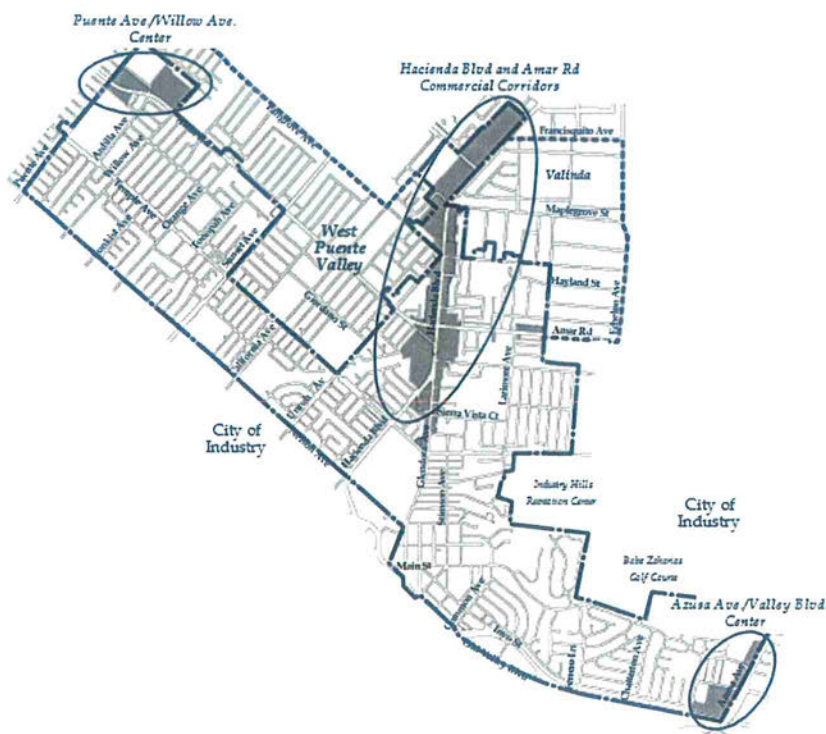
Neighborhood Centers at North Puente/Amar and Valley/Azusa: 1.0:1 FAR

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

Maximum Density:

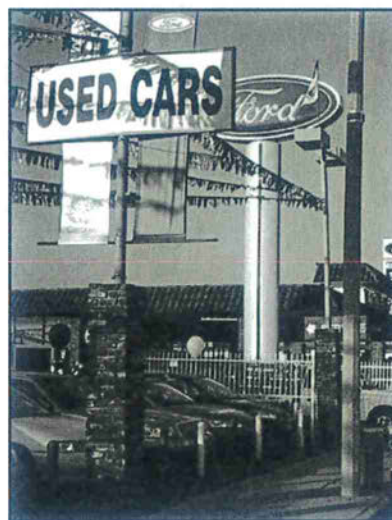
20-40 dwelling units per net acre if certain site criteria are met

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.



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

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.



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*

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

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

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

Mixed-Use Land Use Category**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 general community centers or senior centers.



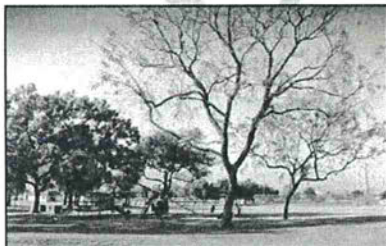
City Hall is one of several Public/Institutional buildings located in Downtown La Puente.

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.

DRAFT

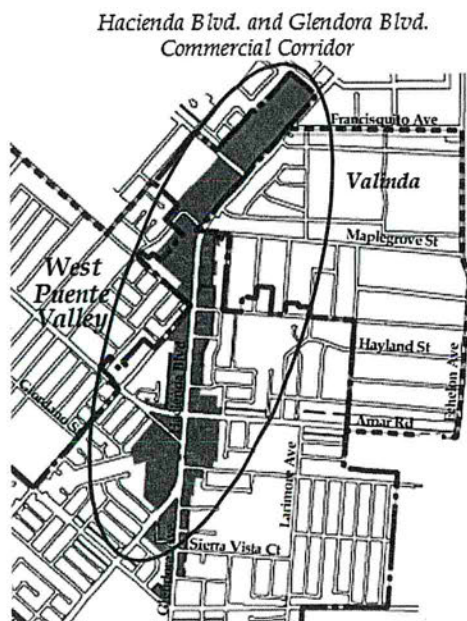
Community Development Focus Areas

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

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

Hacienda/Glendora Commercial Corridor

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



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,



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

restaurants, and food markets. However, La Puente residents also purchase household supplies, clothing, furniture and appliances at regional malls in West Covina and Puente Hills, as well as retail stores (Target, Mervyn's, WalMart, Ikea, Best Buy) located along SR-60 in the City of Industry. Establishment of a regional department store, such as Target or La Curacao, would increase potential for residents to shop in La Puente. Adding high-quality eating and drinking establishments to the mix of businesses located within the Hacienda Corridor would also attract residents and regional customers to La Puente.

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

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



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

DRAFT

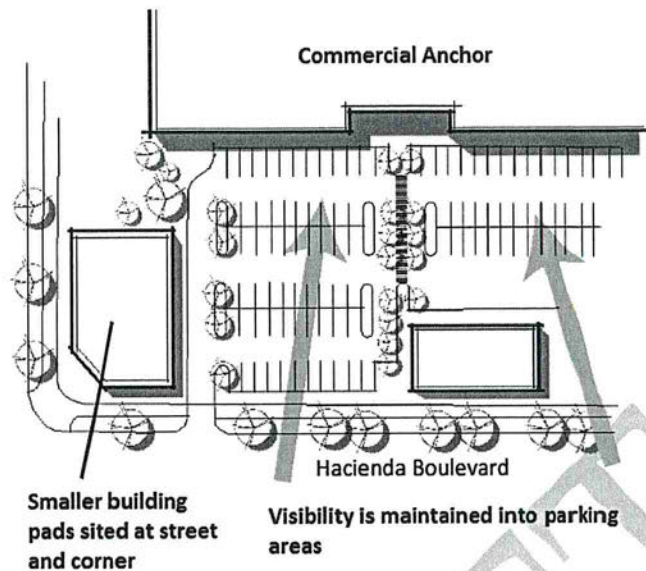
Design Strategies

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

- Identify the City at prominent entrances on Hacienda Boulevard. Distinctive public art pieces, signage, and/or graphics that express the history and character of the community are recommended at City gateways.
- Provide generous medians and parkways that support extensive plantings. In addition, medians should accommodate distinctive gateways at La Puente's boundaries.
- Reduce the visual and environmental impacts of expansive parking lots. Numerous trees and plantings should provide shade within parking areas and define circulation routes. For public safety purposes, views of parking lots from adjacent properties and Hacienda Boulevard should be preserved.
- Use landscape treatments to define Hacienda Boulevard.
- Minimize expansive, unbroken wall planes, and provide highly visible public entrances to all buildings and uses. In particular, public entrances and heavily trafficked outdoor areas should incorporate human-scaled details such as canopies and window displays.
- 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.



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

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

DRAFT

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.

DRAFT

Downtown La Puente

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



Main Street La Puente, 1930.

Downtown preservation and enhancement remain important City objectives. Downtown La Puente offers additional opportunities for broader use, coordinated development, improved appearance, and a complementary mix of commercial and residential uses to create a more vibrant and economically productive area. To achieve these objectives, the City Council adopted a Downtown Business District Specific Plan in 1994, proposing a combination of land uses (retail, office, residential, and public uses), design guidelines, and public/private investment strategies to revitalize Downtown and preserve the neighborhood's small town charm.



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"

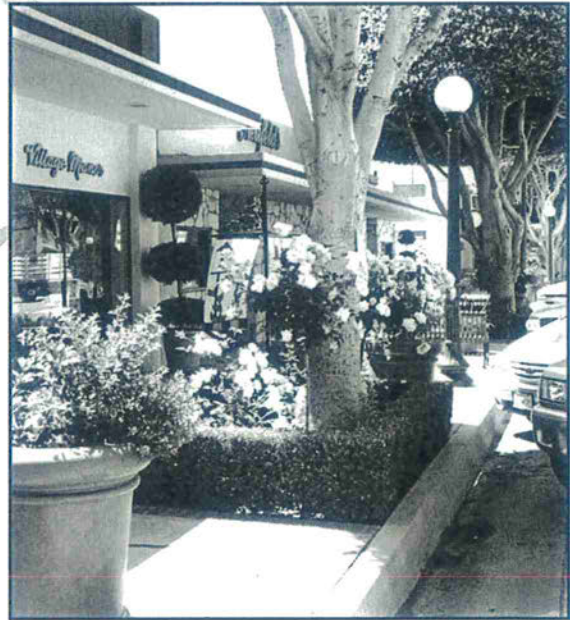
- Encourage façade improvements that reinforce classic American storefront architecture, such as decorative elements, new colors, appropriate sign features, awnings, detailed lighting elements, and use of decorative paving treatments that can add a fresh look to older commercial buildings. The architectural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

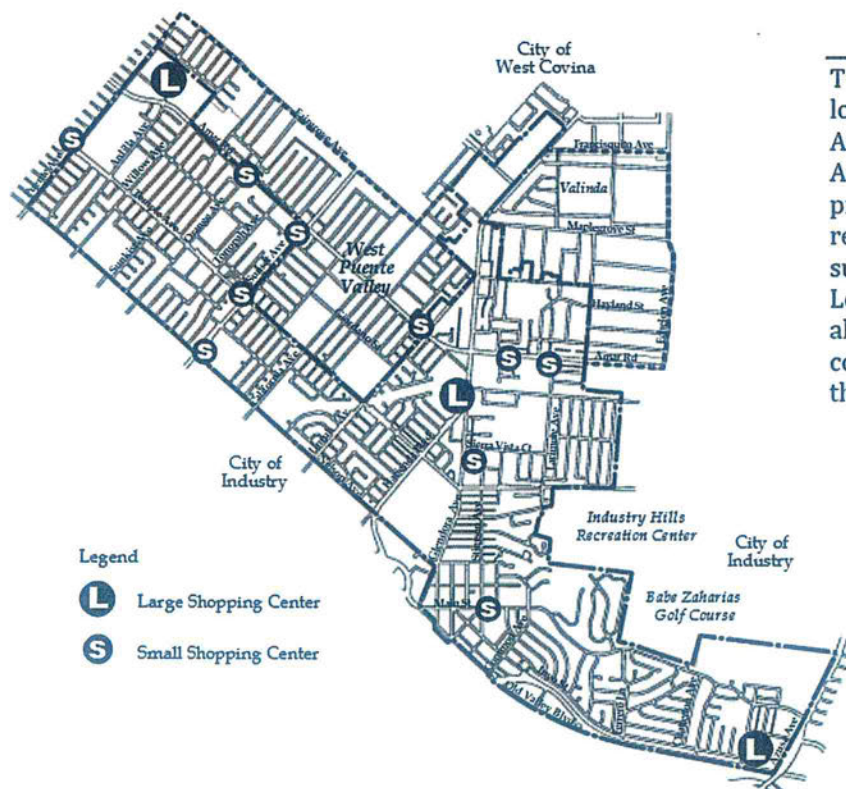
GOAL 2

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.

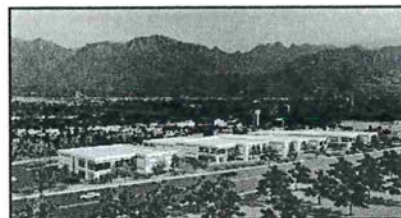
GOAL 3

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.

DRAFT

- Incorporate well-designed and adequately sized private open spaces, such as balconies, patios and porches, into multi-family development projects to improve the quality of the project and to create usable and pleasant outdoor private spaces for residents to enjoy.
- Provide well-designed, safe parking areas. Maximize security and surveillance, and provide efficient access to building entrances.
- Incorporate trees, shrubs, groundcover, and grass areas within multi-family development projects to create a lush and comfortable environment for residents and those viewing from public areas.
- Encourage lot consolidation to produce larger sites and greater project amenities



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

GOAL 5

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

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

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



- Policy 5.3** Establish residential development standards addressing useable open space, building features (e.g., scale, height, size, and articulation), landscaping, and adequate parking.
- Policy 5.4** Ensure adjacent residential neighborhoods are buffered from potentially incompatible land uses.
- Policy 5.5** Pursue the creation of additional pocket parks through lot consolidation, recycling of underutilized parcels, and City financial assistance as available.
- Policy 5.6** Develop a streetscape enhancement plan that addresses street trees, signage, and other landscaped amenities within residential neighborhoods.
- Policy 5.7** Enforce the City's Noise Ordinance to reduce periodic noise nuisances including but not limited to noisy parties and loud music.
-

Economic and Employment Development

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

Economic Development

Although the City of La Puente occupies only 3.5 square miles and has 42,000 residents, its market area effectively includes the adjoining unincorporated areas of Valinda, Bassett, and Avocado Heights and a total population of about 105,000. The City captures commuter pass-through business along its commercial "corridors of convenience", principally Hacienda Boulevard and Amar Road. These corridors also serve the local population, employees and businesses. To its disadvantage, the City has no freeway frontage or visibility and relies heavily on its convenience retail and service businesses for sales tax generation. The City of La Puente also faces economic competition from its neighbors. It has no large, high value general merchandise stores such as those found in the regional retail 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 CM	
<i>MU</i>	Mixed Use	DBD	
<i>PI</i>	Public/Institutional	R-1-5,000	
		R-1-7,200	R-4
		R-VL	PUD
		R-2	DBD
		R-3	OS
<i>OSPU</i>	Public Open Space	R-1-5,000	
		R-1-7,200	R-3
		R-VL	R-4
		R-2	OS
<i>OSPR</i>	Private Open Space	R-1-5,000	R-3
		R-1-7,200	R-4
		R-VL	PUD
		R-2	OS

Insert Table CD-3
From Separate File

DRAFT

Implementation

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

CITY PLANS AND ORDINANCES

Action CD-1: Update the Zoning Ordinance

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

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

- 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

DRAFT

ORDINANCE NO. 26-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA PUENTE, CALIFORNIA, AMENDING TITLE 10 (ZONING) OF THE LA PUENTE MUNICIPAL CODE TO IMPLEMENT 6TH CYCLE HOUSING ELEMENT 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

15900 E. Main Street

La Puente, CA 91744

Contact: Juan Galvan, Project Manager



SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

900 Wilshire Boulevard

Los Angeles, California 90017

Contact: Anikka Van Eyl, Project Manager

Prepared by:

DUDEK

225 S. Lake Avenue Suite 225-M210

Pasadena, California 91101

Contact: Rachel Lindt, Project Manager

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 about 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.

- 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.
- 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	
(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. (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). (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.		

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	1 space per 500 square feet
Retail Trade Uses	
Personal Services and Service Uses	
(a) Guest residential parking may be shared with commercial parking in mixed-use projects subject to Section 10.40.110 (Shared Parking).	

- 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' x 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.

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

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*

Table of Contents

SECTION	PAGE NO.
1	Introduction1
2	Errata3
2.1	Section 3.9, Hazards and Hazardous Materials.....3
2.2	Section 3.19, Utilities and Service Systems3
3	References and Preparers.....7
3.1	References Cited7
3.2	List of Preparers7

APPENDICES

A	Comment Letters
B	Mitigation Monitoring and Reporting Program

INTENTIONALLY LEFT BLANK

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.

INTENTIONALLY LEFT BLANK

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 ~~61.2~~ 62.6 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 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 ~~23.1~~ 21.0 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).

INTENTIONALLY LEFT BLANK

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

INTENTIONALLY LEFT BLANK

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.

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,

A handwritten signature in cursive script that reads "Anthony Higgins".

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 blue ink that reads "Dave Kereazis". The signature is written in a cursive, flowing style.

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

Laura Masterson
Project Manager
Dudek / Consulting Firm
lmasterson@dudek.com

Tajinder S. Gill
Hazardous Substances Engineer
SMRP - Chatsworth
Department of Toxic Substances Control
Tajinder.Gill@dtsc.ca.gov

Vu Nguyen
Supervising Hazardous Substances Engineer I
SMRP - Chatsworth
Department of Toxic Substances Control
Vu.Nguyen@dtsc.ca.gov

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

Scott Wiley
Analyst II
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov



**LOS ANGELES COUNTY
SANITATION DISTRICTS**
Converting Waste Into Resources

Robert C. Ferrante
Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

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

A handwritten signature in black ink, appearing to be 'JF' or similar, written in a cursive style.

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	Comments	Date
Air Quality				
MM-AQ-1: Restriction of Wood-Burning and Natural-Gas Fired Hearths in Mixed-Use Overlay Residential Development Projects.	During design process	Project Applicant	City of La Puente Development Services Department	
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.				
Cultural Resources				
MM-CUL-1: Historic Architectural Resources	Prior to issuance of grading or demolition permits; during construction	Project Applicant; Qualified Architectural Historian; Contractor/Builder	City of La Puente Development Services Department	
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. 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: ▪ 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.				
MM-CUL-2: Unanticipated Discovery of Archaeological Resources.	During construction	Contractor/Builder; Qualified Archaeologist	City of La Puente Development Services Department	
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				

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring		Verification of Compliance	
	Implementing Period	Implementing Party	Enforcing Agency	Comments
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. Construction Worker Archaeological Resources Sensitivity Training 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. 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. MM-CUL-3: Archaeological Resources Work Plan. 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: ▪ 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	Initials
Detailed plan for reporting recovered resources and treatment results, including submission of reports to applicable agencies.					
MM-CUL-4: Archaeological Resources Monitoring. 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.	During grading and excavation activities	Qualified Archaeologist	City of La Puente Development Services Department		
MM-CUL-5: Treatment of Significant Resources. 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). 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. 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. 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.	After completion of ground disturbing construction activities	Qualified Archaeologist; Project Applicant	City of La Puente Development Services Department		
Geology and Soils					
MM-GEO-1. 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	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 Implementing Period	Implementing Party	Enforcing Agency	Verification of Compliance	
				Comments	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 PRIMMP. 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 MM-HAZ-1: Pre-Construction Due Diligence. - 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		

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring Implementing Period	Implementing Party	Enforcing Agency	Verification of Compliance	
				Comments	Date
- 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). 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. 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. 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.					

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring Implementing Period	Implementing Party	Enforcing Agency	Verification of Compliance	
				Comments	Date
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. MM-HAZ-2: Hazardous Materials Building Survey and Abatement. 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.	Prior to demolition or renovation activities	Project Applicant; Licensed Hazardous Materials Professionals; Contractor/Builder	City of La Puente Development Services Department		
Tribal Cultural Resources					
MM-TCR-1: Unanticipated Discovery Protocol for Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial). 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.	During construction	Contractor/ Builder; Consulting Native American Monitor(s)	City of La Puente Development Services Department		
MM-TCR-2: Unanticipated Discovery Protocol for Human Remains and Associated Funerary or Ceremonial Objects. 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. 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	Prior to and during construction	Project Applicant; Contractor/ Builder; Consulting Native American Monitor(s)	City of La Puente Development Services Department		

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring		Verification of Compliance		Initials
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date
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.					

RESOLUTION NO. 26-6013**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PUENTE ADOPTING GENERAL PLAN AMENDMENT NO. 26-02, ADOPTING AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING GENERAL PLAN AMENDMENT NO. 26-02 AND MUNICIPAL CODE AMENDMENT NO. 26-03 TO IMPLEMENT PROGRAM 6 OF THE CITY'S CERTIFIED 6TH CYCLE HOUSING ELEMENT**

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 implementation programs intended to remove governmental constraints and facilitate housing production; and

WHEREAS, Program 6 of the certified Housing Element requires the City to amend its General Plan and Zoning Code to establish a Mixed-Use Overlay Zone or similar zoning mechanism applicable to underutilized commercial properties to facilitate residential and mixed-use development; and

WHEREAS, General Plan Amendment (GPA) No. 26-02 is necessary to maintain internal consistency between the Land Use Element and Housing Element pursuant to Government Code Section 65300.5 by allowing residential and mixed-use development within designated General Commercial (GC) land use areas, subject to applicable site criteria and development standards; and

WHEREAS, the specific text amendments comprising General Plan Amendment No. 26-02 are attached hereto as Exhibit B-1 and incorporated herein by this reference; and

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

WHEREAS, the City prepared an Initial Study/Mitigated Negative Declaration ("IS/MND") and Mitigation Monitoring and Reporting Program ("MMRP") in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) and CEQA Guidelines Sections 15070 through 15075; and

WHEREAS, the IS/MND concluded that the Project could result in potentially significant environmental impacts in certain resource areas; however, implementation of the mitigation measures identified in the MMRP will reduce all potentially significant impacts to a less-than-significant level; and

WHEREAS, on June 24, 2026, the Planning Commission conducted a duly noticed public hearing pursuant to Government Code Sections 65090 and 65853, considered all oral and written testimony, the staff report, the IS/MND, the MMRP, and all other evidence contained in the administrative record, and adopted Resolution No. 26-1600 recommending that the City Council approve General Plan Amendment No. 26-02, Municipal Code Amendment No. 26-03, the IS/MND, and the MMRP; and

WHEREAS, on August 11, 2026, the City Council conducted a duly noticed public hearing, considered the Planning Commission's recommendation, the staff report, the IS/MND, the MMRP, all public testimony, and the entire administrative record before making its decision; and

WHEREAS, the City Council has independently reviewed and considered the IS/MND, MMRP, and the entire administrative record and finds that the IS/MND reflects the independent judgment of the City.

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

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

SECTION 2. CEQA FINDINGS. The City Council has independently reviewed and considered the entire administrative record, including the Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, staff reports, Planning Commission recommendation, public testimony, and all other evidence presented.

The City Council finds that:

1. The Initial Study/Mitigated Negative Declaration was prepared in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines.
2. The IS/MND adequately identifies and evaluates the environmental impacts associated with the proposed project.
3. All potentially significant environmental impacts identified in the IS/MND will be reduced to a less-than-significant level through implementation of the mitigation measures contained in the Mitigation Monitoring and Reporting Program.
4. The Mitigation Monitoring and Reporting Program has been prepared pursuant to Public Resources Code Section 21081.6 and is hereby adopted.

SECTION 3. GENERAL PLAN AMENDMENT FINDINGS. The City Council hereby finds that the proposed General Plan Amendment No. 26-02, amending the City of La Puente General Plan, is supported by the following findings:

1. Maintains internal consistency among the General Plan elements, including the Land Use Element and Housing Element, pursuant to Government Code Section 65300.5, and is consistent with all other applicable provisions, goals, policies,

- and programs of the General Plan; and
2. Will not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the amendment facilitates the development of appropriately located mixed-use housing opportunities, implements Housing Element Program 6, promotes the efficient use of underutilized commercial properties, and ensures that future development complies with applicable development standards and public health and safety regulations; and
 3. The affected sites are physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access (including fire and medical access), public services, and utilities, to accommodate the anticipated mixed-use development resulting from implementation of Housing Element Program 6. The affected sites are located along established commercial corridors with existing infrastructure and access to public services, ensuring that future development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the surrounding vicinity.

SECTION 4. MUNICIPAL CODE AMENDMENT FINDINGS. The City Council hereby finds that the proposed Municipal Code Amendment No. 26-03, amending Title 10 (Zoning) of the La Puente Municipal Code, is supported by the following findings:

1. The proposed Municipal Code Amendment is consistent with the goals, policies, and implementation programs of the General Plan, as amended, and there is no applicable specific plan governing the affected properties; and
2. The proposed Municipal Code Amendment is internally consistent with other applicable provisions of the Zoning Code, as the Mixed-Use Overlay regulations establish complementary development standards and procedures that are consistent with existing zoning regulations, including applicable provisions related to permitted uses, development standards, and administrative procedures; 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 (including fire and medical access) and adequate public services and utilities, including, but not limited to, fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, and wastewater collection, treatment, and disposal, to ensure that the proposed zoning designation and Mixed-Use Overlay, and the uses and development anticipated thereunder, 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. Removes unnecessary governmental constraints and facilitates housing development consistent with Government Code Sections 65583 and 65583.2.

SECTION 5. APPROVALS. Based upon the findings contained herein and the entire administrative record, the City Council hereby:

1. Approves and adopts General Plan Amendment No. 26-02, as set forth in Exhibit B-1 attached hereto and incorporated herein by this reference.

2. Adopts the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.
3. Approves General Plan Amendment No.26-02.
4. Approves Municipal Code Amendment No. 26-03.
5. Introduces Ordinance No. 26-998 amending Title 10 (Zoning) of the La Puente Municipal Code to establish Chapter 10.50.220 (Mixed-Use Overlay Zone) and waives further reading.
6. Directs the City Clerk to file a Notice of Determination with the Los Angeles County Clerk in accordance with CEQA Guidelines Section 15075.

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

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

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of La Puente at a regular meeting held on 11th day of August 2026, by the following vote:

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

Charlie Klinakis, Mayor

ATTEST:

Martha Torres, MPA, City Clerk

EXHIBIT B-1

General Plan Amendment No. 26-02

Community Development Element – Redline/Tracked Changes, August 2026

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:

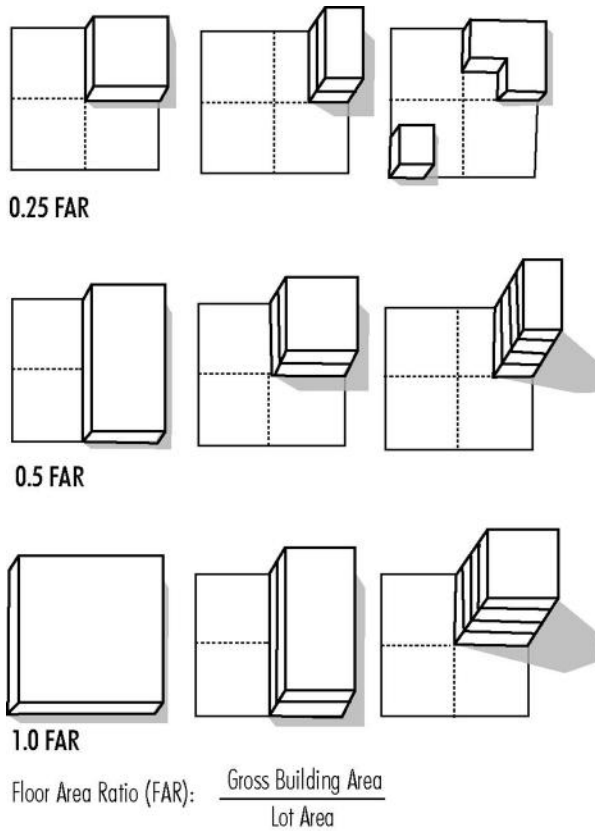
- To revitalize Downtown La Puente as a vibrant mixed-use district providing many opportunities for new commercial, office and residential development
- To create opportunities for new commercial business growth in shopping centers that are not functioning to their full potential
- To allow for residential 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.



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)

Back Page – Figure CD-1

**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. All residential and mixed-use land designations are subject to the Replacement Housing Policy (Program 3b) outlined in the Housing Element.

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

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

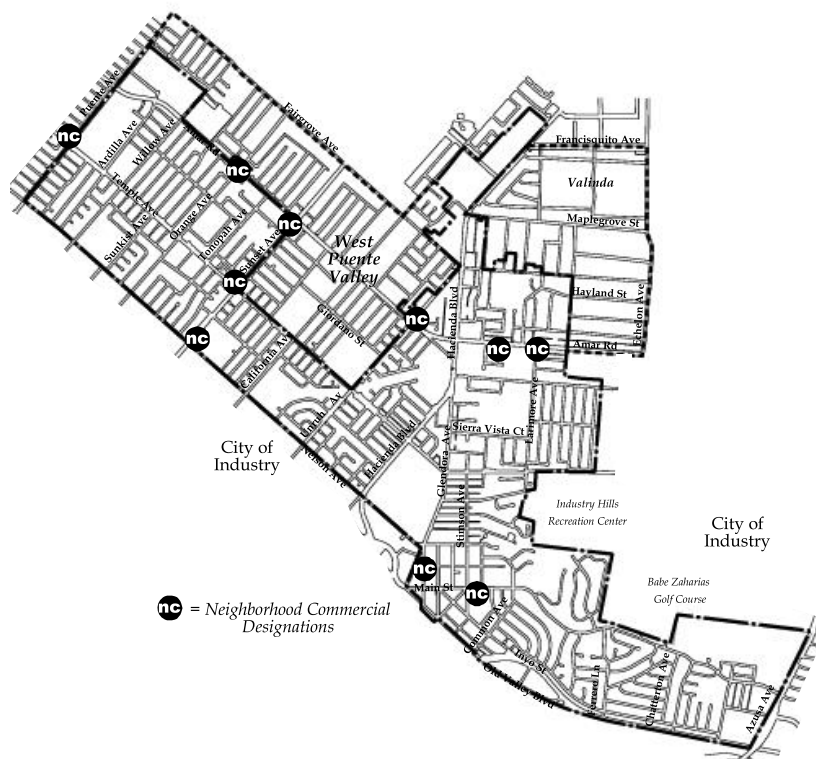
Neighborhood Commercial

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

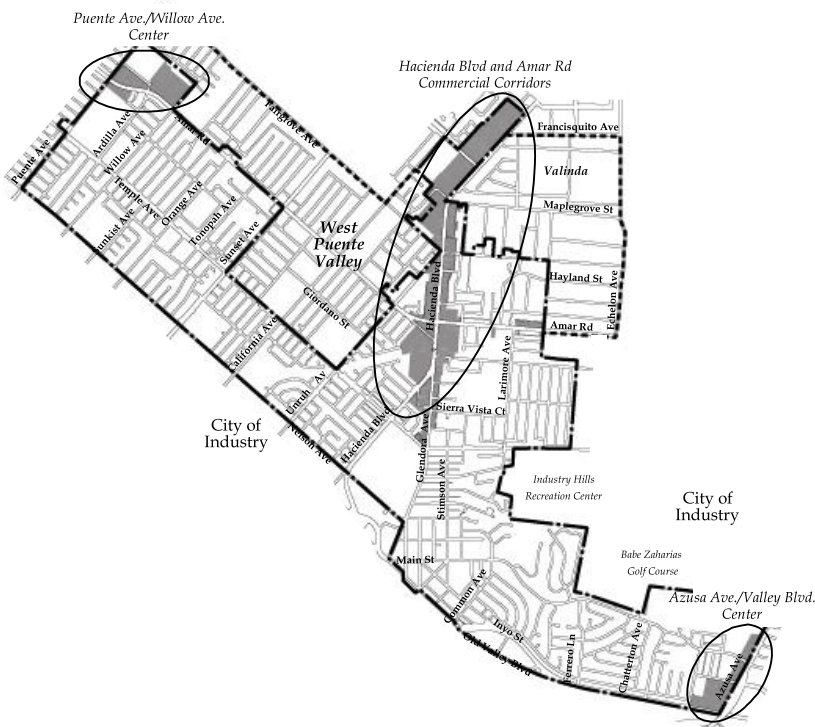
Neighborhood Centers at North Puente/Amar and Valley/Azusa: 1.0:1 FAR

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 adjacent to the City of

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

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 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.

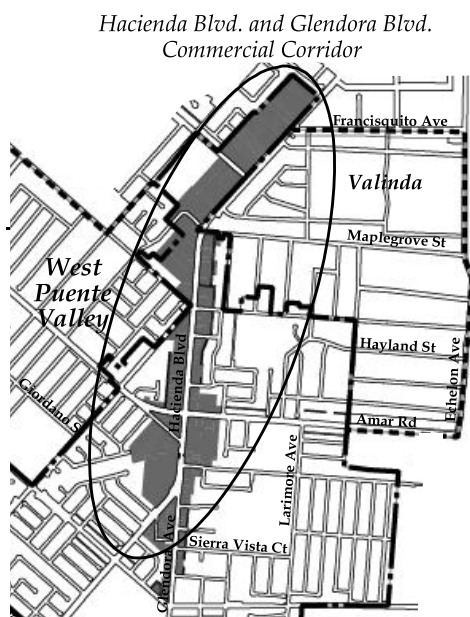
Community Development Focus Areas

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 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 Puente residents also



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

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.



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.

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

Redevelopment

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

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

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

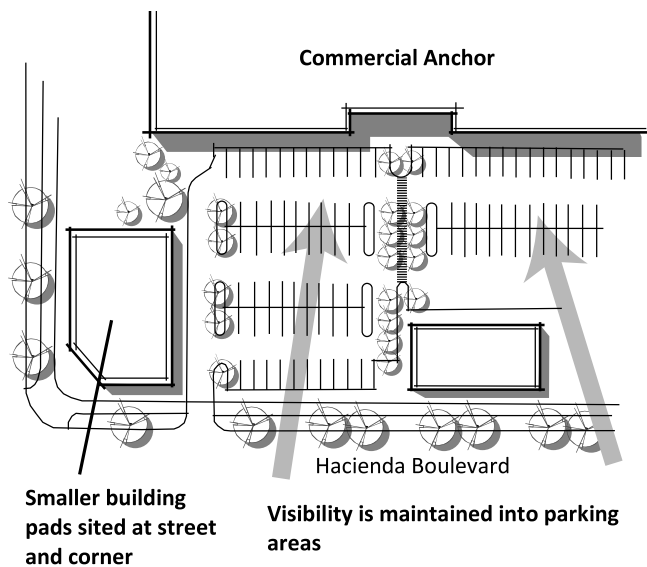
Design Strategies

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.



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

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

GOAL 1	An economically viable Hacienda Corridor that generates tax revenue, provides a variety of shopping and commercial activities, <u>with opportunities for residential and mixed-use development if certain site criteria are met</u> , 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.

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. All residential and mixed-use land designations are subject to the Replacement Housing Policy outlined in the Housing Element. Mixed residential and commercial uses have several tangible benefits:

- Mixed use attracts private investment in the form of residential and commercial development.
- Mixed use increases patronage within Downtown and can convey substantial economic benefits to businesses.
- 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 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.



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



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

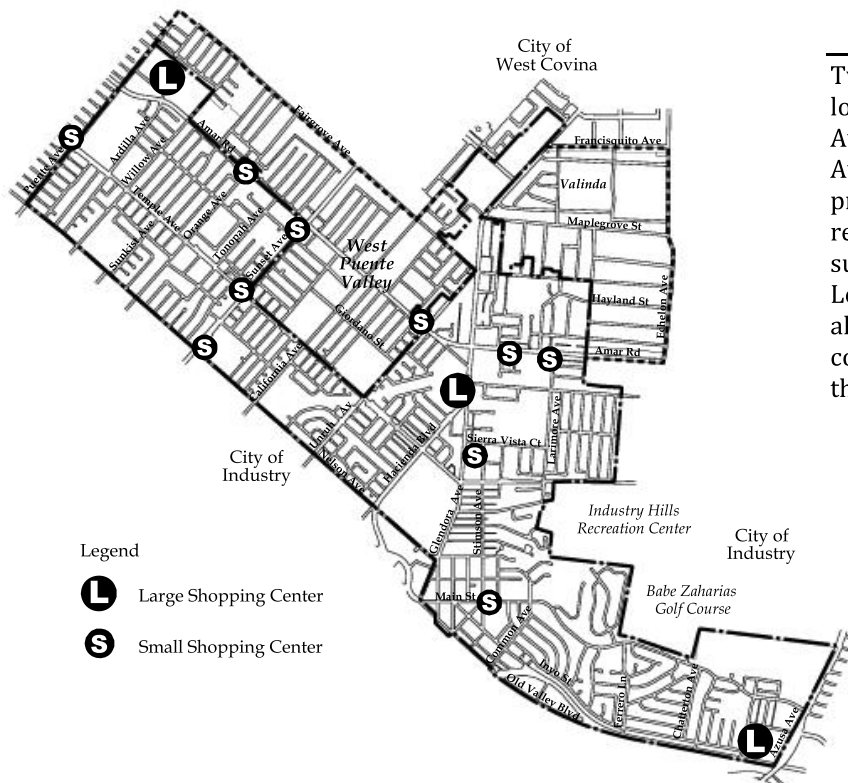
- Rely on ground-floor commercial space with frequent sidewalk entrances to promote pedestrian activity along the street. In particular, ground-floor commercial uses should offer shops and services appealing to La Puente residents.
 - Make ground-floor commercial uses visually distinct from the residential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

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.
-----------------------------	--

- | | |
|-------------------|--|
| <i>Policy 2.1</i> | Encourage and facilitate a balanced mix of residential, commercial, office, civic, and entertainment uses that foster a vibrant and pedestrian-oriented environment. |
| <i>Policy 2.2</i> | 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. |
| <i>Policy 2.3</i> | Encourage improvement of residential neighborhoods through land use tools, redevelopment, intensification, City financial assistance, infrastructure improvements, and aggressive enforcement of City codes and standards. |
| <i>Policy 2.4</i> | 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. |
| <i>Policy 2.5</i> | Promote high-quality, attractive, and functional site planning and architecture for commercial, office, and multi-family residential development in the Downtown Business District. |
| <i>Policy 2.6</i> | 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 <u>including residential and mixed-use development if certain site criteria are met.</u>
-----------------------------	--

- | | |
|--------------------------|--|
| <i>Policy 3.1</i> | Encourage and facilitate a balanced mix of residential, commercial, shopping, and services at neighborhood shopping centers. |
| <i>Policy 3.2</i> | Encourage the rehabilitation or renovation of neighborhood shopping centers through facade improvements, property maintenance, and financial assistance. |
| <i>Policy 3.3</i> | Consider designating the Amar/Willow and Azusa/Valley shopping districts as Redevelopment Project Areas as a means to revitalize and renovate the districts. |
| <i>Policy 3.4</i> | Establish architectural and design standards for neighborhood shopping centers to ensure consistency and quality of building design, facades, signage, and landscaping. |
| <i>Policy 3.5</i> | Encourage the reconfiguration and development of neighborhood shopping centers by offering modified development standards, more intense floor-area ratios, and other tools. |
| <i>Policy 3.6</i> | Aggressively enforce commercial property standards, including maintenance of buildings, landscaping, parking areas, lighting, and health and safety standards. |
| <u><i>Policy 3.7</i></u> | <u>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.</u> |
-

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.
-----------------------------	---

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

<i>Policy 4.2</i>	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-family development to meet the social and recreational needs of residents.



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

- 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

- | | |
|-------------------|---|
| <i>Policy 6.1</i> | Provide technical assistance to the business community. |
| <i>Policy 6.2</i> | Provide information and training resources for start-up businesses |
| <i>Policy 6.3</i> | 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. In addition to the zoning districts, two zoning overlay designations (the Religious Congregational Sites (RCS) Overlay and Housing Reuse Site Overlay) provide additional development standards and allowances that address the 6th Cycle Housing Element.

Zoning Overlays

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

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

RCS Religious Congregational Site Overlay

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

HRS Housing Reuse Site Overlay

This overlay identifies vacant and underutilized parcels from previous Housing Element cycles. It allows ministerial (by-right) approval for

residential projects that include at least 20% affordable units for lower-income households.

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

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

Development Capacity

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

Table CD-2
General Plan and Zoning Ordinance Consistency

General Plan Land Use Category		Corresponding Zone Districts
<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

Table CD-2
General Plan and Zoning Ordinance Consistency

	General Plan Land Use Category	Corresponding Zone Districts	
<i>GC</i>	General Commercial	C-2 and MUO	
<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

Table CD-3
Zoning Overlay Designations

Overlay Designation	Applicable Sites	Applicable GP Land Use Categories	Applicable Base Zoning Districts	Key Provisions
RCS	Parcels occupied by religious or institutional uses identified in the 6 th Cycle Housing Element sites inventory	LDR MDR MHDR	R1 R3 R4	- Allows residential development integrated with institutional uses - Ministerial (“by-right”) approval when objective standards are met - Minimum density of 20 units per acre
HRS	Vacant and underutilized sites identified in the 6 th Cycle Housing Element from prior Housing Element cycles and in specified DBD parcels	LDR MDR MHDR MU	R1 R2 R3 R4 DBD	- Requires ministerial (“by-right”) approval for qualifying projects - Projects must include at least 20% of units affordable to lower-income households - Applies objective development standards consistent with State law

EXHIBIT B-1

General Plan Amendment No. 26-02

Community Development Element – Redline/Tracked Changes, August 2026

Table CD-4

Land Use Capacity and Population Projections

Community Development Element



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

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

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.

Community Development Element

- 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

ORDINANCE NO. 26-998**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 PROGRAM 6 OF THE CITY'S CERTIFIED 6TH CYCLE HOUSING ELEMENT AND TO ESTABLISH A MIXED-USE OVERLAY ZONE 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 of La Puente's 6th Cycle Housing Element (2021-2029); and

WHEREAS, Program 6 of the certified Housing Element requires the City to amend its Zoning Code to establish a Mixed-Use Overlay Zone, or other zoning tools, applicable to underutilized commercial properties in order to facilitate mixed-use and residential development and increase housing opportunities consistent with State Housing Law; and

WHEREAS, the proposed amendment establish objective development standards and implementation procedures for qualifying mixed-use and stand-alone residential development on eligible General Commercial (C-2) zoned properties; and

WHEREAS, on June 24, 2026, the Planning Commission conducted a duly noticed public hearing in accordance with Government Code Section 65090 and 65853, considered all testimony and evidence, and adopted Resolution No. 26-1600 recommending that the City Council approve the proposed amendments to Title 10 of the La Puente Municipal Code; and

WHEREAS, the City Council conducted a duly noticed public hearing on August 11, 2026, considered the Planning Commission's recommendation, the staff report, public testimony, and the entire administrative record before making its decision; and

WHEREAS, the City Council finds that the proposed amendments are consistent with the goals, policies, and implementation programs of the City's General Plan, including the certified Housing Element, and are consistent with Government Code Section 65860; and

WHEREAS, the City prepared an Initial Study/Mitigated Negative Declaration ("IS/MND") and Mitigation Monitoring and Reporting Program ("MMRP") pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.)

and the State CEQA Guidelines, which evaluated the potential environmental impacts associated with the proposed amendments; and

WHEREAS, the City Council has independently reviewed and considered the IS/MND reflects the independent judgement of the City, and finds that all potentially significant environmental impacts have been reduced to less-than-significant level through implementation of the adopted mitigation measures.

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 has independently reviewed and considered the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, together with the entire administrative record. The City Council finds that the IS/MND reflects the independent judgment of the City and that, with implementation of the mitigation measures identified in the MMRP, all potentially significant environmental impacts associated with the adoption of this Ordinance will be reduced to a less-than-significant level. The City Council hereby adopts the IS/MND and MMRP.

SECTION 3. GENERAL PLAN CONSISTENCY. The City Council finds that the amendments adopted by this Ordinance are consistent with the City's General Plan, including the certified Sixth Cycle Housing Element, and are consistent with Government Code Section 65860.

SECTION 4. AMENDMENT TO TITLE 10 Title 10 (Zoning) of the La Puente Municipal Code is hereby amended to add Chapter 10.50.220 (Mixed-Use Overlay Zone), as set forth in Exhibit C-1, attached hereto and incorporated herein by this reference.

SECTION 5. CODIFICATION. The provisions of this Ordinance shall become part of the La Puente Municipal Code. The sections of this Ordinance may be renumbered or relettered, and the words "Ordinance," "Article," "Chapter," or "Section" may be changed to such other appropriate designation as necessary by the City Clerk or the City's codifier to accomplish codification of this Ordinance.

SECTION 6. CLERICAL ERRORS. The City Clerk is authorized to make minor, non-substantive corrections to this Ordinance, including typographical, grammatical, formatting, and cross-reference corrections that do not affect the intent of the City Council.

SECTION 7. 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 8. EFFECTIVE DATE. This Ordinance shall take effect thirty (30) days after its adoption pursuant to Government Code Section 36937.

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

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

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

Charlie Klinakis, Mayor

ATTEST:

Martha Torres, MPA, CMC, City Clerk

Exhibit C-1

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 4-1 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 4-1 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 4-1, 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 4-1 Allowed Uses and Permit Requirements	Mixed-Use Overlay Zone Permit Requirements	
	P CUP MUP	Permitted by Right Conditional Use Permit (10.84) 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 and/or liquidation items represent 50% or more of the retail sales floor area are not allowed. ¹
SERVICE USES - BUSINESS, FINANCIAL,		

Table 4-1 Allowed Uses and Permit Requirements	Mixed-Use Overlay Zone Permit Requirements	
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.
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	

Table 4-1 Allowed Uses and Permit Requirements	Mixed-Use Overlay Zone Permit Requirements	
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).
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.

Table 4-1 Allowed Uses and Permit Requirements	Mixed-Use Overlay Zone Permit Requirements	
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.

- General.** Table 4-2 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.
- 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 4-2 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%	
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	

Table 4-2 Development Standards for M-U Overlay Zone	Development Feature	
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	
(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. (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). (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.		

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 4-3, 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 4-3 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	
(a) Guest residential parking may be shared with commercial parking in mixed-use projects subject to Section 10.30.110 (Shared Parking).	

- 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 Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) (State Clearinghouse No. 2026050039).
 - 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 4-1 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 4-5 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 4-4. Minimum Off-Street Parking Requirements.

Table 4-4 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 4-5. Development Standards by Maximum Density.

Table 4-5 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 4-2 Development Standards for M-U Overlay Zone of this Section
Minimum Setbacks (Front/Side/Rear)	See Table 4-2 Development Standards for M-U Overlay Zone of this Section
Minimum Lot Coverage	See Table 4-2 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

Table of Contents

SECTION	PAGE NO.
1	Introduction1
2	Errata3
2.1	Section 3.9, Hazards and Hazardous Materials.....3
2.2	Section 3.19, Utilities and Service Systems3
3	References and Preparers.....7
3.1	References Cited7
3.2	List of Preparers7

APPENDICES

A	Comment Letters
B	Mitigation Monitoring and Reporting Program

INTENTIONALLY LEFT BLANK

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.

INTENTIONALLY LEFT BLANK

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).

INTENTIONALLY LEFT BLANK

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

INTENTIONALLY LEFT BLANK

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.

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,

A handwritten signature in black ink that reads "Anthony Higgins". The script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

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 black ink that reads "Dave Kereazis". The signature is written in a cursive, flowing style.

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

Laura Masterson
Project Manager
Dudek / Consulting Firm
lmasterson@dudek.com

Tajinder S. Gill
Hazardous Substances Engineer
SMRP - Chatsworth
Department of Toxic Substances Control
Tajinder.Gill@dtsc.ca.gov

Vu Nguyen
Supervising Hazardous Substances Engineer I
SMRP - Chatsworth
Department of Toxic Substances Control
Vu.Nguyen@dtsc.ca.gov

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

Scott Wiley
Analyst II
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov



**LOS ANGELES COUNTY
SANITATION DISTRICTS**
Converting Waste Into Resources

Robert C. Ferrante

Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

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

A handwritten signature in dark ink, appearing to be 'Jennifer Fang', written in a cursive style.

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						
MM-AQ-1: Restriction of Wood-Buring and Natural-Gas Fired Hearths in Mixed-Use Overlay Residential Development Projects. 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.	During design process	Project Applicant	City of La Puente Development Services Department			
Cultural Resources						
MM-CUL-1: Historic Architectural Resources 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. 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: ▪ 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			
MM-CUL-2: Unanticipated Discovery of Archaeological Resources. 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	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
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. Construction Worker Archaeological Resources Sensitivity Training 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. 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.						
MM-CUL-3: Archaeological Resources Work Plan. 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: ▪ 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
Detailed plan for reporting recovered resources and treatment results, including submission of reports to applicable agencies.						
MM-CUL-4: Archaeological Resources Monitoring. 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.	During grading and excavation activities	Qualified Archaeologist	City of La Puente Development Services Department			
MM-CUL-5: Treatment of Significant Resources. 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). 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. 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. 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.	After completion of ground disturbing construction activities	Qualified Archaeologist; Project Applicant	City of La Puente Development Services Department			
Geology and Soils						
MM-GEO-1. 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	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						
MM-HAZ-1: Pre-Construction Due Diligence. - 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			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
▪ 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). 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. 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. 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.						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
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.						
MM-HAZ-2: Hazardous Materials Building Survey and Abatement. 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.	Prior to demolition or renovation activities	Project Applicant; Licensed Hazardous Materials Professionals; Contractor/Builder	City of La Puente Development Services Department			
Tribal Cultural Resources						
MM-TCR-1: Unanticipated Discovery Protocol for Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial). 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.	During construction	Contractor/ Builder; Consulting Native American Monitor(s)	City of La Puente Development Services Department			
MM-TCR-2: Unanticipated Discovery Protocol for Human Remains and Associated Funerary or Ceremonial Objects. 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. 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	Prior to and during construction	Project Applicant; Contractor/ Builder; Consulting Native American Monitor(s)	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
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.						



City of La Puente Agenda Report

To: Mayor and City Council For meeting of: August 11, 2026

From: Bob Lindsey, City Manager

By: Bob Lindsey, City Manager

Subject: DISCUSSION AND DIRECTION REGARDING NAMING RIGHTS FOR THE LA PUENTE ANIMAL SHELTER/COMMUNITY DOG PARK/K-9 TRAINING CENTER AT 16550 OLD VALLEY BOULEVARD

BACKGROUND/DISCUSSION

In anticipation of the future opening of the La Puente Animal Shelter/Community Dog Park/K-9 Training Center, City staff recommends that the City Council discuss naming rights for the facility.

FISCAL IMPACT

None.

RECOMMENDATION

It is recommended that the City Council discuss naming rights for the La Puente Animal Shelter/Community Dog Park/K-9 Training Center and provide direction to Staff.

ATTACHMENTS

None



City of La Puente Agenda Report

To: Mayor and City Council For meeting of: August 11, 2026

From: Bob Lindsey, City Manager

By: Elizabeth Herrera, Accounting Technician II

Subject: CONSIDERATION OF A RESOLUTION APPROVING WARRANT RESOLUTION NO.
26-6014

BACKGROUND/DISCUSSION

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

FISCAL IMPACT

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

RECOMMENDATION

It is recommended that the City Council and Successor Agency adopt Resolution No. 26-6014 approving Warrant Register No. 1620.

ATTACHMENTS

- A. Warrant Resolution
- B. Warrant Register #1620

RESOLUTION NO. 26-6014**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LA PUENTE ALLOWING CERTAIN CLAIMS AND
DEMANDS IN THE AMOUNT \$1,699,212.13 (WARRANT
REGISTER 1620)**

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

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

APPROVED

EXAMINED

Bob Lindsey, City Manager

Troy Grunklee, CPA
Director of Administrative Services

SECTION 2: That the following claims and demands numbered 17228 through 17318, ACH(s) numbered 1080 through 1082 except for voided warrant 17241 have been audited as required by law and the same are hereby allowed in the amounts hereinafter set forth on the attached check registers.

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

Martha Torres, MPA, City Clerk

PASSED, APPROVED AND ADOPTED this 11th day of August 2026, by the following vote:

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

Charlie Klinakis, Mayor

ATTEST:

Martha Torres, MPA, CMC, City Clerk



City of La Puente

Attachment B
Check Register Report
 By Payment Number
 Payment Dates 7/21/2026 - 7/31/2026

Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Payment Amount Item Amount
1080	7/24/2026 1210	GLOURB 08/26 SOCIAL MEDIA TECHNOLOGY	GLOBAL URBAN STRATEGIES, INC	100-4140-53416	19,096.00 19,096.00
1081	7/24/2026 INV0014672 INV0014672	STEOVE FURNITURE RUBBER FEET ADOBE ANNUAL SUB	STEVE OVERSTREET	100-1130-53011 550-6100-53017	399.38 39.50 359.88
1082	7/24/2026 5610008814 90010665	YUNLLC TRAFFIC SIGNAL CALL-OUTS 6/24 06/26 TRAFFIC SIGNAL MAINT	YUNEX LLC	200-3120-53819 200-3120-53819	3,232.79 1,672.29 1,560.50
17228	7/24/2026 84895	AEGSLN PLOTTER SUPPLIES	AEG SOLUTIONS	100-4100-53811	309.84 309.84
17229	7/24/2026 1H77-CHWG-TNKQ 1P4W-R6GL-K1V 1PQX-9FWV-JK41	AMABUS SPORTS EQUIPMENTS SOCCER GOAL LOCK NET CLIPS- YLAC SPORTS GENERAL SUPPLIES	AMAZON CAPITAL SERVICES INC	100-4110-53980 100-4110-53980 100-1130-53011	456.04 295.36 89.28 71.40
17230	7/24/2026 INV0014671	SOYANN BOOT REIM-SOYDOVA	ANNA SOYDOVA	100-2110-53015	66.30 66.30
17231	7/24/2026 INV0014676	AQUFRE REFUND FOR OVERPAYMENT ON BUSINESS LICENSE ...	AQUAFRESH	100-48900	138.75 138.75
17232	7/24/2026 0486921-IN	AZUSAP PLUMBING SUPPLIES	AZUSA PLUMBING SUPPLY	100-4130-53012	794.55 794.55
17233	7/24/2026 INV0014694 INV0014694	STATE ANIMAL CARE EQUIP HAPPYPETHQ	CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION	280-5617-59300 280-5617-59300	941.00 152.64 788.36
17234	7/24/2026 38433 38485 38543 38605 38738	CHAMBERS 01/26 LP ACTIVITY CENTER NEPA 02/26 LP ACTIVITY CENTER NEPA 03/2026 LP ACTIVITY CENTER NEPA 04/2026 LP ACTIVITY CENTER NEPA 06/26 LA ACTIVITY CENTER NEPA	CHAMBERS GROUP	280-5614-59600 280-5614-59600 280-5614-59600 280-5614-59600 280-5614-59600	66,375.08 22,170.12 16,084.81 9,851.21 13,592.84 4,676.10
17235	7/24/2026 188632901070726	TIMEWA 07/10-08/09 FIBER/GBPR	CHARTER COMMUNICATIONS	100-1150-53715	1,343.00 1,343.00
17236	7/24/2026 108291	CINJUM NATIONAL NIGHT OUT JUMPERS	CINDYS JUMPER, LLC	100-4140-53979	1,105.00 1,105.00
17237	7/24/2026 91557794 91557794	CONCEN RECURITMENT EXPENSE RECURITMENT EXPENSE	CONCENTRA	100-1135-53406 280-3300-53406	417.00 278.00 139.00
17238	7/24/2026 INV0014678 INV0014684 INV0014685 INV0014686 INV0014687 INV0014688 INV0014689	EDISON 05/04-06/02 SENIOR CTR 05/04-06/02 ELEC-VARIOUS 05/04-06/02 ELEC-PARK SERV 05/04-06/02 ELEC-TRAFFIC CONTROL 06/04-07/05 ELEC-15250 TEMPLE AVE 05/04-06/02 ELEC-SENIOR CENTER 06/17-06/28 ELEC-16550 OLD VALLEY-DOG PARK	EDISON CO	100-4130-53712 200-3120-53713 285-3330-53712 200-3120-53713 200-3120-53713 100-4130-53712 100-2130-53712	4,343.18 1,185.57 316.98 330.49 1,270.92 47.48 1,185.57 6.17

Check Register Report

Payment Dates: 7/21/2026 - 7/31/2026

Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Payment Amount Item Amount
17239	7/24/2026 INV0014693	FLOESP 05-07/26 BALLET FOLK CLASS PYMT	ESPERANZA FLORES	100-4100-53111	1,515.00 1,515.00
17240	7/24/2026 30986306	EWIIRR HATS FOR STAFF	EWING IRRIGATION PRODUCTS INC.	100-3330-53012	219.16 219.16
17242	7/24/2026 INV0014673	VERIC 07/05-08/04 PHONE-137 HUDSON	FRONTIER COMMUNICATIONS	100-1150-53715	1,000.00 1,000.00
17243	7/24/2026 20671619	GARDA 06/26 EXCESS ITEMS	GARDAWORLD	100-1130-53111	13.56 13.56
17244	7/24/2026 59064-012	GOODW 05/2026 YWFP-WRAP AROUND SVCS FINAL	GOODWILL OF SOUTHERN CALIFORNIA	280-3300-53111	52.55 52.55
17245	7/24/2026 7202	HACLWN SMALL TOOLS/ EQUIP	HACIENDA LAWNMOWER SHOP	100-3100-53012	206.90 206.90
17246	7/24/2026 3264	INNO DOG PARK NEW PLAY UNIT	INNOVATIVE PLAYGROUDS COMPANY, INC.	283-5618-59300	86,051.23 86,051.23
17247	7/24/2026 CP128	INTREV 2025 3RD QTR REPORTING BALANCE DUE	INTERNAL REVENUE SERVICE	100-1130-53965	30.22 30.22
17248	7/24/2026 21627 21627 21628 21628	JMCOM LP DOG PARK SEWER RETENTION LP DOG PARK SEWER LP DOG PARK SEWER RETENTION LP DOG PARK SEWER	JM COMMUNICATION INC	500-20220 500-5621-59300 500-20220 500-5621-59300	201,213.23 -9,627.43 192,548.51 -962.74 19,254.89
17249	7/24/2026 INV0014674	JOSREY 07/1-07/15 SHOPPING CART MILEAGE REIM-REYES	JOSE REYES	555-3150-53014	383.57 383.57
17250	7/24/2026 INV0014695	LAPUJ REIM-FOOTBALL GRANT (3)	JR ALL AMERICAN FOOTBALL OF LA PUENTE	100-4140-53993	130.00 130.00
17251	7/24/2026 PW-26060807351	LACRD TS MAINT DDG	LA CO DEPT PUBLIC WORKS	200-3120-53819	174.39 174.39
17252	7/24/2026 263480EB 263591EB 263593EB	LACSHF 02/26 IDT-CRIME SUPPERSSSION 04/26 IDT-CRIME SUPPERSSSION 05/26 IDT-CRIME SUPPRESSION	LA CO SHERIFF'S DEPT	100-2100-53113 100-2100-53113 100-2100-53113	18,244.52 4,522.71 4,599.55 9,122.26
17253	7/24/2026 INV0014696	LPSOFT REIM-YOUTH GRANT SOFTBALL (11)	LA PUENTE SOFTBALL	100-4140-53993	500.00 500.00
17254	7/24/2026 INV0014692	ODELIN 04/06-26 KNITTING CLASS PYMT	LINDA ODEGAARD	100-4100-53111	252.00 252.00
17255	7/24/2026 25934	LOCKSP NEW KEYS FOR DOG KENNELS	LOCKS PLUS, INC	100-3330-53012	316.08 316.08
17256	7/24/2026 17452	MANCIL BUILDING RECEIPTS (PRINTING)	MANCILLA'S QUALITY PRINTING LLC	100-3310-53011	836.00 836.00
17257	7/24/2026 INV0014677	MARMON SECURITY DEPOSIT RETURN	MARIO MONTOYA	600-20230	250.00 250.00
17258	7/24/2026 INV0014690	MARCON RETENTION PYMT OLD VALLEY	MARTINEZ CONCRETE, INC.	220-20220	3,135.00 3,135.00
17259	7/24/2026 096996 152571 152572	MERRIT TOOLS SMALL TOOLS DOG BARRIER	MERRITTS HARDWARE	100-3100-53012 285-3330-53822 285-3330-53822	1,396.40 32.22 30.75 125.62

Check Register Report

Payment Dates: 7/21/2026 - 7/31/2026

Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Payment Amount Item Amount
	152579	GRAFFITI TOOLS		200-3120-53016	12.41
	152583	LP PARK PLUMBING		285-3330-53822	28.64
	152602	LP PARK FAUCET		285-3330-53822	18.17
	152603	FAUCET RETURN		285-3330-53822	-18.17
	152604	LP PARK PLUMBING REPAIR		285-3330-53822	5.21
	152606	TOOLS MTCE		200-3120-53821	29.76
	152631	SMALL TOOLS/ EQUIPMENTS		100-3100-53012	43.64
	152703	SMALL TOOLS/ EQUIPMENT		100-3100-53012	186.98
	152725	GRAFFITI		200-3120-53016	23.17
	152738	SMALL TOOLS FOR DOG PARK		100-3100-53012	6.62
	152747	PADLOCK COMBINATION		100-3100-53012	44.08
	152758	GRAFFITI		200-3120-53016	114.17
	152759	TOOLS		100-3330-53012	37.42
	152798	PARK MTCE		100-3330-53012	65.03
	152826	CONCERT SUPPLIES		100-4140-53979	48.65
	152829	GRAFFITI		200-3120-53016	39.60
	152859	TOOLS		100-3100-53012	26.45
	152868	GRAFFITI TOOLS		200-3120-53016	119.75
	152885	DOG PARK		100-3330-53012	30.85
	152890	TOOLS		100-3330-53012	28.65
	152904	KEYS		100-3100-53012	16.54
	152939	GRAFFITI		200-3120-53016	55.39
	152960	TOOLS		100-3330-53012	38.11
	152965	YARD MTCE		100-3100-53012	74.47
	152986	GLOVES/BROOM/TOWELS		100-2130-53011	132.22
17260	7/24/2026 0362248	MIDAMER 1ST QTR 2026 ADMIN FEE	MIDAMERICA ADMINISTRATIVE & RETIREMENT SOLUTIONS	100-1135-51311	1,896.00 1,896.00
17261	7/24/2026 29125631 29125631-050	MIDVET DOG WASH SUPPLIES DOG WASH SUPPLIES	MIDWEST VETERINARY SUPPLY	280-5617-59300 280-5617-59300	2,898.53 712.26 2,186.27
17262	7/24/2026 INV0014691 INV0014691	ORSCON PROGRESS PYMT/RETENTION-MASCARENA PROGRESS PYMT/RETENTION-MASCARENA	ORS CONSTRUCTION	260-20220 260-3320-53977	5,100.00 1,900.00 3,200.00
17263	7/24/2026 063026LAPUEN-Q2	SCMAFI INSURANCE REPORT	SOUTHERN CALIF MUNICIPAL	100-4100-53111	3,373.75 3,373.75
17264	7/24/2026 201136	STOTZE JOHN DEERE REPAIR	STOTZ EQUIPMENT	555-3150-53812	2,415.21 2,415.21
17265	7/24/2026 180014117825 180023583066	SOSUBW 06/05-07/06- WTR 6000101379 06/03-06/30-WTR 6000185782	SUBURBAN WATER SYSTEMS	200-3120-53714 100-1150-53714	611.06 299.39 311.67
17266	7/24/2026 RG-4392319	SWAMOP 07/20 MOVIES@THE PARK	SWANK MOTION PICTURES INC.	100-4140-53979	616.25 616.25
17267	7/24/2026 INV0014679 INV0014680 INV0014681 INV0014682 INV0014683	GASCO 06/04-07/06 GAS-SENIOR CENTER 06/05-07/07 GAS-YLAC 06/05-07/07 GAS-COMMUNITY CENTER 06/05-07/07 GAS-CITY HALL 06/05-07/07 GAS-PARK SERVICES	THE GAS COMPANY	100-4130-53711 100-4110-53711 100-4100-53711 100-1150-53711 285-3330-53711	1,402.45 125.35 112.01 2.09 971.52 191.48
17268	7/24/2026 210251650	ULINE OFFICE SUPPLIES	ULINE	100-3330-53976	604.87 604.87
17269	7/24/2026 8255550	BANK FY 26/27 TRUSTEE FEES SERIES 2016	US BANK	500-3210-53111	1,320.00 1,320.00

Check Register Report

Payment Dates: 7/21/2026 - 7/31/2026

Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Payment Amount Item Amount
17270	7/31/2026	ADVSR	ADVANTAGE SURVEILLANCE, LLC		1,900.00
	INV400384	PRE EMPLOYMENT BACKGROUND-INIGUEZ		100-1135-53406	300.00
	INV400387	PRE EMPLOYMENT BACKGROUND-SOYDOVA		100-1135-53406	350.00
	INV400389	PRE EMPLOYMENT BACKGROUND-SENA		100-1135-53406	300.00
	INV400390	PRE EMPLOYMENT BACKGROUND-AGUILAR		100-1135-53406	350.00
	INV400393	PRE EMPLOYMENT BACKGROUND-VALVERDE		100-1135-53406	300.00
	INV400394	PRE EMPLOYMENT BACKGROUND-NINO		100-1135-53406	300.00
17271	7/31/2026	ALLIAN	ALLIANT INSURANCE SERVICES		824.00
	3642069	INSURANCE- NALT NIGHT OUT		100-1135-53613	824.00
17272	7/31/2026	ALWONI	ALWAYSON, INC.		4,000.00
	INV33552	25/26 AI CHATBOT		550-6100-53017	4,000.00
17273	7/31/2026	AMABUS	AMAZON CAPITAL SERVICES INC		107.71
	1YTV-LWQ3-MQDM	COFFEE		100-1150-53011	58.92
	1YTV-LWQ3-N16L	GENERAL USE		100-1150-53011	48.79
17274	7/31/2026	ASIROD	ASIA RODRIGUEZ		90.00
	INV0014708	SOCCER LEAGUE REFUND		100-47260	90.00
17275	7/31/2026	TIMEWA	CHARTER COMMUNICATIONS		139.29
	0029105071426	07/14-08/13/26 SC CABLES/INTERNET		100-4130-53715	139.29
17276	7/31/2026	OROCIN	CINDY OROZCO		206.63
	INV0014698	DINNER AT BLVD STEAK		100-1135-53151	40.00
	INV0014698	THE ANZA HOTEL LODGING		100-1135-53151	166.63
17277	7/31/2026	CINTA	CINTAS CORPORATION #693		127.82
	4276397421	CH-FLOOR MATERIAL		100-1150-53813	127.82
17278	7/31/2026	CONCEN	CONCENTRA		139.00
	91713504	PRE-EMPLOYMENT PHYSICAL		100-1135-53406	139.00
17279	7/31/2026	DANLAM	DANIEL LAM		39.00
	INV0014700	VOLUNTEER LIVESCAN FEE		100-4110-53980	39.00
17280	7/31/2026	DEPTJ	DEPT OF JUSTICE-BUREAU		620.00
	058472	06/26 FINGERPRINT SVC		100-1135-53406	98.00
	058472	06/26 FINGERPRINT SVC		100-4110-53980	130.00
	058472	06/26 FINGERPRINT SVC		280-3300-53406	392.00
17281	7/31/2026	EDISON	EDISON CO		96.30
	INV0014712	06/19-07/20-ELEC 14746 TEMPLE AVE		200-3120-53713	17.44
	INV0014713	06/19-07/20 ELEC 16159 TEMPLE AVE		200-3120-53713	17.12
	INV0014714	06/09-07/08 ELEC 13798 TEMPLE AVE		200-3120-53713	61.74
17282	7/31/2026	ELELOP	ELENA LOPEZ		39.00
	INV0014702	VOLUNTEER LIVESCAN		100-4110-53980	39.00
17283	7/31/2026	ENVIRO	ENVIROTEK		1,011.64
	C-3943	GRAFFITI REMOVAL SUPPLIES		200-3120-53016	1,011.64
17284	7/31/2026	FECELE	F.E.C. ELECTRIC INC.		113,508.45
	26005-1	DOG PARK ELECTRICAL INSTALLATION		283-20220	-5,974.13
	26005-1	DOG PARK ELECTRICAL INSTALLATION		283-5618-59300	119,482.58
17285	7/31/2026	FLETEC	FLEX TECHNOLOGY GROUP LLC		1,407.73
	INV272464-F	06/20-07/19 FACILITY COPIER		100-1150-53911	1,407.73
17286	7/31/2026	FLOSAF	FLOCK GROUP, INC		242,500.00
	INV-97739	ALPR CAMERA		100-2100-53111	242,500.00
17287	7/31/2026	FRANKL	FRANKLIN AIR CONDITIONING &		475.00
	56980	SR CENTER A/C SERVICE		100-4130-53811	270.00

Check Register Report

Payment Dates: 7/21/2026 - 7/31/2026

Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Payment Amount Item Amount
	56981	CH-A/C MAINT		100-1150-53811	205.00
17288	7/31/2026	SHOINC	GCP WW HOLDCO		140.58
	INV31620003527	YWFP-BOOTS TWARDOWSKI		280-3300-53406	46.86
	INV31620003528	YWFT BOOTS-RAMIREZ		280-3300-53406	46.86
	INV31620003574	YWFP-BOOTS BENAVENTE		280-3300-53406	46.86
17289	7/31/2026	HDLCC	HDL COREN & CONE		3,180.00
	SIN065800	07-09/26 PROPERTY TAX		100-1130-53111	3,180.00
17290	7/31/2026	ITSGAS	IT'S A GAS, INC		3,734.52
	124932	BALLOON DECO SERVICES FOR NATIONAL NIGHT OUT		100-4140-53979	3,734.52
17291	7/31/2026	JCLBAR	JCL TRAFFIC		1,329.09
	135239	TRAFFIC SIGNAGE		200-3120-53821	402.33
	135260	TRAFFIC PAINT		200-3120-53821	926.76
17292	7/31/2026	JIASHU	JIA SHUN FANG		250.00
	INV0014718	RENTAL DEPOSIT REFUND-FANG		600-20230	250.00
17293	7/31/2026	GONSALV	JOE A. GONSALVES & SON		2,500.00
	164552	08/26 LEGISLATIVE SVC		100-1100-53111	2,500.00
17294	7/31/2026	JONAGU	JONATHAN AGUILAR		47.00
	INV0014703	MANDATED REPORTER TRAINING/ LIVESCAN FEE		100-4110-53980	47.00
17295	7/31/2026	LACSHF	LA CO SHERIFF'S DEPT		764,518.09
	263096AY	05/26 LAW ENF SVC		100-2100-53110	652,924.36
	263096AY	05/26 LIABILITY SVC		100-2100-53186	81,436.47
	263632EB	11/25 IDT-CRIME SUPPRESSION		100-2100-53183	8,217.72
	263699EB	06/26 IDT-CRIME SUPPRESSION		100-2100-53183	21,939.54
17296	7/31/2026	IVAMOR	LA PRIMERA MUSICA		2,000.00
	INV0014720	BAND ENTERTAINMENT FOR CONCERTS IN THE PARK ...		100-4140-53979	2,000.00
17297	7/31/2026	LOCKSP	LOCKS PLUS, INC		105.36
	25935	DUP KEY-DOG KENNEL		100-3330-53012	105.36
17298	7/31/2026	MATGRE	MATTHEW GREY PHAIRAS		2,000.00
	INV0014721	08/04 BAND ENTERTAINMENT FOR NATIONAL NIGHT...		100-4140-53979	2,000.00
17299	7/31/2026	SALIM	MONTANA BAIL BONDS		12,500.00
	INV0014715	08/26 RENT-137 HUDSON UNIT B		100-1150-53913	12,500.00
17300	7/31/2026	DELROD	RODRIGO DELGADILLO		37.00
	INV0014701	VOLUNTEER LIVESCAN		100-4110-53980	37.00
17301	7/31/2026	SGVWC	S.G.V. WATER CO		1,712.00
	INV0014697	06/15-07/15 WTR-935 IRRIG PUENTE		200-3120-53714	266.99
	INV0014705	06/16 WTR 715 IRRIG PUENTE		200-3120-53714	512.30
	INV0014706	06/16-07/20 WTR 545IRRIG PUENTE		200-3120-53714	609.64
	INV0014707	06/16-07/20 WTR 15900 MAIN ST		200-3120-53714	323.07
17302	7/31/2026	SITEON	SITEONE LANDSCAPE SUPPLY, LLC		1,829.75
	168534440-001	LP PARK-IRRIGATION SUPPLIES		285-3330-53822	834.64
	168756146-001	PVC SUPPLIES LP PARK		285-3330-53822	309.97
	168918635-001	IRRIGATION SUPPLIES		285-3330-53822	685.14
17303	7/31/2026	STANLE	STANLEY PEST CONTROL, INC.		85.00
	2082250	PEST CONTROL-ABBAY ST		200-3120-53814	85.00
17304	7/31/2026	SUAVE	SUAVE ENTERPRISES		1,200.00
	0926-1	08/04 SOUND SVC-NATL NIGHT OUT		100-4140-53979	1,200.00

Check Register Report

Payment Dates: 7/21/2026 - 7/31/2026

Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Payment Amount Item Amount
17305	7/31/2026 0927-1	SUAVE 08/12 SOUND SVC-CONCERT@THE PARK	SUAVE ENTERPRISES	100-4140-53979	1,200.00 1,200.00
17306	7/31/2026 0927-2	SUAVE 08/19 SOUND SVC-CONCERT@THE PARK	SUAVE ENTERPRISES	100-4140-53979	1,200.00 1,200.00
17307	7/31/2026 180023612317 181005034815 181005034819	SOSUBW 06/19-07/20 WTR 6000064023 06/19-07/20 WTR 6000060246 06/19-07/20 WTR 6000060264	SUBURBAN WATER SYSTEMS	200-3120-53714 200-3120-53714 200-3120-53714	785.93 195.61 207.89 382.43
17308	7/31/2026 INV0014719	DAVCEN 08/12 BAND ENTERTAINMENT-CONCERTS IN THE PA...	THATS WHAT I LIKE	100-4140-53979	4,000.00 4,000.00
17309	7/31/2026 INV0014716 INV0014716 INV0014716 INV0014716 INV0014716 INV0014716	TMOBILE 06/21-07/20 PHONE-ADMINISTRATION 06/21-07/20 PHONE-PUBLIC SAFETY 06/21-07/20 PHONE-ANIMAL CONTROL 06/21-07/20 PHONE-MAINTENANCE DEPARTMENT 06/21-07/20 PHONE-PROS TEAM 06/21-07/20 PHONE-FOUNDATION	T-MOBILE	100-1150-53715 100-2110-53715 100-2130-53715 100-3325-53715 100-3325-53715 100-4100-53715	1,743.33 493.46 596.52 25.77 215.92 246.45 165.21
17310	7/31/2026 INV166877	TUST PARTS FOR CART	TURF STAR, INC.	555-3150-53812	108.73 108.73
17311	7/31/2026 210637885	ULINE OFFICE SUPPLIES/MAINT YD	ULINE	100-3330-53976	488.64 488.64
17312	7/31/2026 INV0014704	VERCAL MANDATED REPORTER TRAINING/ LIVESCAN FEE	VERONICA CALLEJA	100-4110-53980	49.00 49.00
17313	7/31/2026 INV0014699	VOLDEF 06/26 SHELTER SVCS	VOLUNTEERS IN DEFENSE OF ANIMALS	100-2130-53111	3,755.00 3,755.00
17314	7/31/2026 83960681 83978799 83978799-1 83982975 83982999 83983099 83987408 83993410 84001733	WAXSAN 06/02/26 LA PUENTE PARK SUPPLIES 06/12/2026 LA PUENTE PARK SUPPLIES 6/12/2026 LA PUENTE PARK 06/15/2026 COMM CNTRE SUPPLIES 06/15/2026 LA PARK SUPPLIES 0/12/2026 LA PUENTE PARK SUPPLIES 06/12/2026 LA PUENTE PARK SUPPLIES 4TH OF JULY EVENT SUPPLIES 4TH OF JULY EVENT SUPPLES	WAXIE SANITARY SUPPLY	100-3330-53012 100-3330-53012 100-3330-53012 100-4100-53011 100-3330-53012 100-3330-53012 100-3330-53012 100-3330-53012 100-3330-53012	3,125.70 503.96 561.51 -161.97 563.21 590.59 161.97 221.60 468.87 215.96
17315	7/31/2026 114013880	WEXBANK 07/26 FUEL PURCHASES	WEX BANK	555-3150-53014	10,961.81 10,961.81
17316	7/31/2026 10024104520 10024210443	WHCAP HANDICAP RAMP YELLOW ARMOR/ HANDICAP	WHITE CAP, L.P.	200-3120-53817 200-3120-53817	963.29 311.89 651.40
17317	7/31/2026 003-42831 00342832 003-42900 003-42901 003-42902 003-42903 003-42909 003-42922 003-42923 00715035	WILENG LP CONNECTOR PIPE SCREEN I/C INSPECTION 06/26 TRAFFIC ENGINEERING 06/26 NPDES SERVICES REVIEW PARCEL MAP NO. 84636 06/26 ST- IMPROVEMENT 06/26 ENGINEERING PERMITS 06/26 SAFE ROUTES IMPROVEMENTS 06/26 SEWER IMPROVEMENTS 06/26 CPF HUD GRANT ASSISSTANCE	WILLDAN ENGINEERING	284-5622-59210 284-3100-53111 100-3110-53111 284-3100-53111 100-3300-53111 215-5598-59300 100-3110-53120 202-5620-59210 500-3210-53111 280-5614-59600	71,067.90 499.20 310.00 866.00 866.00 105.00 3,514.75 6,238.70 19,740.00 38,737.00 191.25

Check Register Report**Payment Dates: 7/21/2026 - 7/31/2026**

Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Payment Amount Item Amount
17318	7/31/2026	MALZEN	ZENAIDA MALDONADO		187.00
	023106	FLOWER ARRANGEMENT SVC-SR CTR EVENT		100-4130-53979	187.00
Grand Total:					1,699,212.13

Report Summary

Fund Summary

Fund	Payment Amount
100 - GENERAL FUND	1,121,096.69
200 - GAS TAX FUND	11,719.45
202 - RMRA (SB 1)	19,740.00
215 - PROP C FUND	3,514.75
220 - SB821 (TDA) FUND	3,135.00
260 - CDBG PROGRAM FUND	5,100.00
280 - MISCELLANEOUS GRANTS FUND	71,129.99
283 - MEASURE A SAFE PARKS FUND	199,559.68
284 - MEASURE W	1,675.20
285 - LIGHTING & LANDSCAPE MAINTENANCE	2,541.94
500 - SEWER CONSTRUCTION/MAINTENANCE FUND	241,270.23
550 - EQUIPMENT REPLACEMENT FUND	4,359.88
555 - VEHICLE MAINTENANCE & REPLACEMENT FUND	13,869.32
600 - SPECIAL DEPOSIT FUND	500.00
Grand Total:	1,699,212.13

Account Summary

Account Number	Account Name	Payment Amount
100-1100-53111	Contract Services - Priva...	2,500.00
100-1130-53011	Operating Supplies	110.90
100-1130-53111	Contract Services - Priva...	3,193.56
100-1130-53965	Financial Service Fees	30.22
100-1135-51311	Other Health - DOC	1,896.00
100-1135-53151	Education & Training	206.63
100-1135-53406	Recruitment Expenses	2,415.00
100-1135-53613	Insurance-Special Events	824.00
100-1150-53011	Operating Supplies	107.71
100-1150-53711	Utility - Gas	971.52
100-1150-53714	Utility - Water	311.67
100-1150-53715	Utility - Communications	2,836.46
100-1150-53811	Equipment Maintenance	205.00
100-1150-53813	Facility Maintenance	127.82
100-1150-53911	Equipment Lease/Rental	1,407.73
100-1150-53913	Real Estate Lease	12,500.00
100-2100-53110	Contract Services - LA Sh...	652,924.36
100-2100-53111	Contract Services - Priva...	242,500.00
100-2100-53113	Contract Services - Speci...	18,244.52
100-2100-53183	Special Event Services	30,157.26
100-2100-53186	Liability Trust Fund	81,436.47
100-2110-53015	Uniform/Boot Reimburs...	66.30
100-2110-53715	Utility - Communications	596.52
100-2130-53011	Operating Supplies	132.22
100-2130-53111	Contract Services - Priva...	3,755.00
100-2130-53712	Utility - Electricity	6.17
100-2130-53715	Utility - Communications	25.77
100-3100-53012	Small Tools & Equipment	637.90
100-3110-53111	Contract Services - Priva...	866.00
100-3110-53120	Engineering Permits	6,238.70
100-3300-53111	Contract Services - Priva...	105.00
100-3310-53011	Operating Supplies	836.00
100-3325-53715	Utility - Communcations	462.37
100-3330-53012	Small Tools & Equipment	3,403.15
100-3330-53976	Special Departmental	1,093.51
100-4100-53011	Operating Supplies	563.21
100-4100-53111	Contract Services - Priva...	5,140.75
100-4100-53711	Utility - Gas	2.09
100-4100-53715	Utility - Communications	165.21

Account Summary

Account Number	Account Name	Payment Amount
100-4100-53811	Equipment Maintenance	309.84
100-4110-53711	Utility - Gas	112.01
100-4110-53980	Sports Activities	725.64
100-4130-53012	Small Tools & Equipment	794.55
100-4130-53711	Utility - Gas	125.35
100-4130-53712	Utility - Electricity	2,371.14
100-4130-53715	Utility - Communications	139.29
100-4130-53811	Equipment Maintenance	270.00
100-4130-53979	Special Events	187.00
100-4140-53416	Social Media Technology	19,096.00
100-4140-53979	Special Events	17,104.42
100-4140-53993	Youth Activities Program	630.00
100-47260	Recreation Programs	90.00
100-48900	Miscellaneous	138.75
200-3120-53016	Graffiti Removal Supplies	1,376.13
200-3120-53713	Utility - Hwy Lights	1,731.68
200-3120-53714	Utility - Water	2,797.32
200-3120-53814	Landscape Maintenance	85.00
200-3120-53817	Street/Sidewalk Mainte...	963.29
200-3120-53819	Signal Maintenance	3,407.18
200-3120-53821	Traffic Markings/Signs	1,358.85
202-5620-59210	Design Engineering	19,740.00
215-5598-59300	Construction Costs	3,514.75
220-20220	Retention Payable	3,135.00
260-20220	Retention Payable	1,900.00
260-3320-53977	Grants & Loans - Residen...	3,200.00
280-3300-53111	Contract Services - Priva...	52.55
280-3300-53406	Recruitment Expense	671.58
280-5614-59600	Other Services	66,566.33
280-5617-59300	Construction Costs	3,839.53
283-20220	Retention Payable	-5,974.13
283-5618-59300	Construction Costs	205,533.81
284-3100-53111	Contract Services - Priva...	1,176.00
284-5622-59210	Design Engineering	499.20
285-3330-53711	Utility - Gas	191.48
285-3330-53712	Utility - Electricity	330.49
285-3330-53822	Park Maintenance & Re...	2,019.97
500-20220	Retention Payable	-10,590.17
500-3210-53111	Contract Services - Priva...	40,057.00
500-5621-59300	Construction Costs	211,803.40
550-6100-53017	Software & Licensing	4,359.88
555-3150-53014	Fuel	11,345.38
555-3150-53812	Vehicle Maintenance	2,523.94
600-20230	Refundable Special Depo...	500.00
Grand Total:		1,699,212.13

Project Account Summary

Project Account Key	Payment Amount
None	1,609,032.42
101926E	66,566.33
30126E	5,100.00
61026E	684.83
61126E	48.65
61127E	8,400.00
62127E	616.25
66727E	8,039.52
98726E	52.55
98827E	140.58

Project Account Summary

Project Account Key	Payment Amount
99026E	531.00
Grand Total:	<u>1,699,212.13</u>



City of La Puente Agenda Report

To: Mayor and City Council For meeting of: August 11, 2026

From: Bob Lindsey, City Manager

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

Subject: CONSIDERATION OF A SECOND READING AND ADOPTION OF ORDINANCE NO. 26-997 OF THE CITY COUNCIL OF THE CITY OF LA PUENTE APPROVING MUNICIPAL CODE AMENDMENT NO. 26-02 ESTABLISHING CITYWIDE OBJECTIVE DESIGN STANDARDS FOR MULTIFAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT PROJECTS IN ACCORDANCE WITH STATE LAW

BACKGROUND/DISCUSSION

At its June 23, 2026, meeting, the City Council considered Municipal Code Amendment No. 26-02, and continued the item to the July 14, 2026, City Council meeting.

On July 14, 2026, the City Council conducted a public hearing and adopted Resolution No. 26-1597, adopting the Planning Commission's recommendation and findings. The City Council also introduced Ordinance No. 26-997 for first reading. Ordinance No. 26-997 amends Chapter 10.10 (Residential Zones) to add Section 10.10.060(D) and Chapter 10.12 (Commercial Zones) to add Section 10.12.040(G) to establish citywide objective design standards for multifamily and mixed-use residential development projects in accordance with State law.

Ordinance No. 26-997 is now before the City Council for second reading and adoption.

Planning Commission Consideration/Action

At its May 5, 2026 regular meeting, the Planning Commission held a public hearing on Municipal Code Amendment No. 26-02 relating to establishing object design standards for multifamily and mixed-use residential development. At the conclusion of the public hearing, the Planning Commission adopted Resolution No. 26-1597 recommending approval of the proposed Municipal Code Amendment to the City Council.

Environmental Compliance

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), the "Common Sense" Exemption. The adoption of citywide objective design standards for multifamily and mixed-use residential development is a regulatory action that establishes clear, objective, and measurable design criteria. The standards do not alter allowable land use designations or densities, nor do they approve or authorize any specific development project. Therefore, it can be seen with certainty that there is no possibility that the adoption of the proposed ordinance may have a significant effect on the environment, and the project is

exempt from CEQA.

FISCAL IMPACT

The proposed Ordinance has no direct fiscal impact.

RECOMMENDATION

It is recommended that the City Council: (1) waive full reading and adopt Ordinance No. 26-997, an Ordinance of the City Council of the City of La Puente approving Municipal Code Amendment No. 26-02 by amending Chapter 10.10 (Residential Zones) to add Section 10.10.060(D) and Chapter 10.12 (Commercial Zones) to add Section 10.12.040(G), establishing citywide objective design standards for multifamily and mixed-use residential development projects in accordance with State law; and (2) direct staff to file a Notice of Exemption pursuant to the California Environmental Quality Act (CEQA).

ATTACHMENTS

- A. Objective Design Standards Ordinance 26-997
- B. Mixed-Use La Puente Objective Design Standards
- C. Notice of Exemption

ORDINANCE NO. 26-997

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA PUENTE, CALIFORNIA, AMENDING TITLE 10 (ZONING) OF THE LA PUENTE MUNICIPAL CODE (“LPMC”) TO ADOPT CITYWIDE OBJECTIVE DESIGN STANDARDS FOR MULTIFAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT PROJECTS

WHEREAS, pursuant to the City’s police power as granted under Article XI, Section 7 of the California Constitution, the City Council has the authority to enact and enforce ordinances for the public health, safety, and general welfare of the City and its residents; and

WHEREAS, in exercise of such authority, the City has adopted the La Puente Municipal Code (“LPMC”), including the City’s Zoning Code (Title 10 of the LPMC), to regulate the use of land and the location, design, and development of buildings and structures within the City; and

WHEREAS, State housing laws, including but not limited to Senate Bill 330 (2019), Assembly Bill 2011 (2022), Senate Bill 4 (2023), Senate Bill 423 (2023), Senate Bill 684 (2023), and related provisions of the Government Code, streamline the review of housing development projects and emphasize the use of objective standards to provide certainty and reduce discretionary barriers; and

WHEREAS, Government Code Section 65913.4 defines “objective design standards” as standards that involve no personal or subjective judgment and are uniformly verifiable prior to project submittal; and

WHEREAS, the City Council finds that the adoption of Citywide Objective Design Standards for multifamily and mixed-use residential development projects will provide clarity, consistency, and predictability in the development review process while supporting implementation of the City’s Housing Element; and

WHEREAS, the City Council finds that this Ordinance is consistent with the General Plan and is necessary to protect and promote the public health, safety, and welfare.

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

Section 1. The City Council finds that the above Recitals are true and correct and are incorporated herein by reference.

Section 2. CEQA. This Ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15061(b)(3) of the CEQA Guidelines, the “Common Sense” Exemption. The adoption of citywide objective design standards for multifamily and mixed-use residential development constitutes a regulatory

action that establishes clear, objective, and measurable design criteria. This Ordinance does not approve or authorize any specific development project, nor does it change allowable land use designations, density, or intensity of development. Therefore, it can be seen with certainty that there is no possibility that the adoption of this Ordinance may have a significant effect on the environment, and the Ordinance is exempt from CEQA.

Section 3. Amendment to Chapter 10.10 (Residential Zones). Section 10.10.060(D) of the La Puente Municipal Code is hereby added to read as follows:

“10.10.060(D) Objective Design Standards. The City of La Puente Objective Design Standards, as adopted by Ordinance No. 26-997 and as may be amended from time to time, shall apply to all multifamily residential development projects. To the extent that a development standard is not addressed by the City of La Puente Objective Design Standards, the applicable provisions of this Chapter shall apply.”

Section 4. Amendment to Chapter 10.12 (Commercial Zones). Section 10.12.040(G) of the La Puente Municipal Code is hereby added to read as follows:

“10.12.040(G) Objective Design Standards. The City of La Puente Objective Design Standards, as adopted by Ordinance No. 26-997 and as may be amended from time to time, shall apply to all mixed-use development projects containing residential uses permitted within the C-2 (General Commercial) Zone. To the extent that a development standard is not addressed by the City of La Puente Objective Design Standards, the applicable provisions of this Chapter shall apply.”

Section 5. Implementation and Interpretation. The Director of Development Services, or designee, is authorized to interpret and implement the provisions of this Ordinance and the City of La Puente Objective Design Standards consistent with the intent of this Ordinance.

Section 6. Consistency with General Plan and State Law. The City Council finds that this Ordinance is consistent with the City’s General Plan and applicable State housing laws governing objective and streamlined review of housing development projects.

Section 7. Clerical Errors. The City Council directs the City Clerk to correct any clerical errors found in this Chapter, including, but not limited to, typographical errors, irregular numbering, and incorrect section references.

Section 8. Severability. Should any section, subsection, clause, or provision of this Ordinance for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Ordinance; it being hereby expressly declared that this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, and ratified irrespective of the fact that any one or more sections,

subsections, sentences, clauses, or phrases be declared invalid, unenforceable, or unconstitutional.

Section 9. Effective Date. In accordance with Government Code § 36937, this Ordinance shall take effect and be in force thirty (30) days its passage and adoption.

Section 10. Publication. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this ordinance to be published and posted as required by law.

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

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

Charlie Klinakis, Mayor

ATTEST:

Martha Torres, MPA, CMC, City Clerk

City of La Puente Objective Design Standards



Adopted on August 11, 2026, Ordinance No. 26-997



Table of Contents

TABLE OF CONTENTS

Introduction.....	3	Section 9: Loading Areas, Trash and Utilities.....	23
Section 1: Site Planning and Access.....	10	9.1: Commercial Loading Areas.....	23
1.1 - 1.5: Street Relationships.....	10	9.2: Screening Loading Areas.....	23
1.6 - 1.7: Residential Privacy.....	10	9.3 - 9.4: Trash Enclosures & Location.....	23
1.8 - 1.11: Pedestrian Access.....	11	9.5 - 9.6: Utility Location.....	23
1.12 - 1.13: Parking Areas.....	11	Appendix A: Frontage Standards.....	24
1.14 - 1.21: Vehicular Access.....	11	A.1: Shopfront.....	24
Section 2: Building Modulation and Articulation.....	12	A.2: Common Entry.....	25
2.1 - 2.5: Ground Floor Design.....	12	A.3: Stoop.....	26
2.6: Circulation Design.....	12	A.4: Porch.....	27
2.7: Architectural Projections.....	12	A.5: Patio.....	28
2.8: Transparency.....	12	A.6: Surface Parking.....	29
2.9 - 2.16: Variation in Wall Plane.....	13	A.7: Structured Parking.....	30
2.17 - 2.18: Roof Design.....	14	Appendix B: Common Open Space Types.....	31
2.19: Design in Proximity to Historic Resources.....	14	B.1: Community Plazas and Commons.....	31
Section 3: Materials, Finishes, and Color.....	15	B.2: Neighborhood Parks and Recreational Amenity Areas.....	32
3.1 - 3.6: Materials.....	15	B.3: Courtyards.....	32
3.7 - 3.8: Finishes.....	15, 16	B.4: Forecourts.....	33
3.9 - 3.10: Color.....	16	B.5: Pocket Parks.....	33
3.11 - 3.15: Character.....	16	B.6: Paseos.....	34
Section 4: Frontages.....	17	B.7: Passthroughs.....	34
Section 5: Open Space.....	18	B.8: Alley Walkways/Green Alleys.....	35
5.1 - 5.4: General Open Space.....	18	B.9: Shared Yards.....	35
5.5 - 5.12: Common Open Space.....	18	B.10: Terraces and Decks.....	36
5.13: Private Open Space.....	18	B.11: Rooftop Decks.....	36
Common Open Space Heirarchy.....	19	B.12: Green Roofs.....	37
Section 6: Entries.....	20	Appendix C: Private Open Space Types.....	38
6.1 - 6.2: Entry Locations.....	20	C.1: Balconies.....	38
6.3 - 6.6: Entry Design.....	20	C.2: Patios.....	38
6.7- 6.8: Security Features.....	20	C.3: Private Rooftop Decks.....	39
Section 7: Exterior Lighting.....	21	C.4: Private Yards.....	39
7.1 - 7.4: Lighting Along Walkways.....	21	C.5: Porches.....	40
7.5: Design of Lighting.....	21	Appendix D: Definitions.....	41
7.6: Landscape Lighting.....	21	Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum.....	44
Section 8: Walls and Fences.....	22	External Image Sources.....	80
8.1: Screening.....	22		
8.2 - 8.4: Wall and Fence Height.....	22		
8.5 - 8.8: Design of Walls and Fences.....	22		
8.9: Location of Walls and Fences.....	22		

Introduction

BACKGROUND AND RATIONALE

These City of La Puente Objective Design Standards were prepared by The Arroyo Group on behalf of the City of La Puente to provide clear, objective, and measurable standards for multifamily and mixed use development, satisfying the demands of state law. This Standards document was derived from the Regional Objective Design Standards document which was developed by The Arroyo Group on behalf of the San Gabriel Valley Council of Governments (SGVCOG).

Several state housing laws, including SB 167, SB 423, SB 330, SB 4, and AB 2011, strongly incentivize cities to develop objective design standards for multifamily residential uses and mixed (residential + commercial) uses. A summary of each law is given on the next page. By adopting Objective Design Standards, the City of La Puente maintains the ability to impose design standards on multifamily residential and mixed use developments.

Per SB 423, Objective Design Standards "involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the applicant or developer and the public official before submittal." Providing this level of certainty and clarity introduces predictability in the review process. Together with other state requirements such as clear timelines for decisions to approve or deny a project and a limitation on the number of public meetings, *these Objective Design Standards are intended to streamline the approval process for housing units while maintaining good design.*

Examples of Well Designed Buildings:



La Puente Park Apartments, La Puente. Successful landscape design in the frontage of the development.



15901 Main St, La Puente. Corner of the development designed to differentiate the corner.



Bradbury, La Puente. Well landscaped frontage along the street facing fence.

Examples of Undesirable or Incompatible Design:



Lack of transparency on the corner of the mixed-use development.



Lack of relationship between units and frontage



Large portion of frontage dominated by surface parking and a driveway

Introduction

These standards have been crafted to encourage new, well designed residential and mixed use development that fits the context of the City of La Puente (see the top row of images on page 3). They establish a “floor” for design quality, thereby preventing undesirable, incompatible design (see the bottom row of images on page 3).

Design Goals

Several key goals that guided the development of the standards were:

- Visually and functionally link the private realm to the public realm. The private realm consists of privately owned spaces while the public realm consists of spaces available for public access.
- Facilitate pedestrian activity and safety
- Activate the public realm
- Encourage projects to exhibit a cohesive visual identity that is consistent with the character of the area
- Prioritize human-scaled design
- Safeguard residential privacy as well as proper screening and buffering

Standards Organization

Standards are organized by the following topics:

- Section 1: Site Planning and Access
- Section 2: Building Modulation and Articulation
- Section 3: Materials, Finishes, and Color
- Section 4: Frontages
- Section 5: Open Space
- Section 6: Entries
- Section 7: Exterior Lighting
- Section 8: Walls and Fences
- Section 9: Loading Areas, Trash and Utilities
- Appendix A: Frontage Standards
- Appendix B: Common Open Space Types
- Appendix C: Private Open Space Types
- Appendix D: Definitions

LEGAL BASIS FOR OBJECTIVE DESIGN STANDARDS

Per Government Code 65913.4, Objective Design Standards “involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the applicant or developer and the public official before submittal.” The following Senate bills (SB) and Assembly bills (AB) form the legal basis for objective design standards in California. Additional State bills signed into law in the future may interact with objective design standards.

SB 167 (2017) (codified in [Section 65589.5 of the Government Code](#))

Prohibits local governments from disapproving or conditioning approval in a manner that renders infeasible, a housing development project for very low, low-, or moderate- income households or an emergency shelter unless the local agency makes specific written findings based upon substantial evidence in the record. Under this Senate Bill local jurisdictions may not reduce density or make infeasible housing projects consistent with objective design standards.

Housing Crisis Act (SB 330) (2019) (codified in [Sections 65589.5, 65940, 65943, 65950, 65905.5, 65913.10, and 65941.1, and Chapter 12 of Division 1 of Title 7 of the Government Code](#))

Streamlines housing development processes by imposing timelines on the approval of housing projects, limits the number of public hearings to 5, and limits denial of projects to non-compliance with objectively written design standards.

AB 2011 (2022) (codified in [Sections 65400, 65585, and Chapter 4.1 of Division 1 of Title 7 of the Government Code](#))

Allows eligible residential development projects in commercial areas that comply with housing affordability and/or labor standards to be subject to a streamlined, ministerial review process that is exempt from CEQA. As part of the ministerial process, design review may be undertaken by the City if only objective standards are evaluated.

SB 4 (2023) (codified in [Section 65913.16 of the Government Code](#))

Requires 100% Affordable Housing Projects proposed on land owned by religious institutions (and that meet all other requirements of SB 4) comply with all objective development standards of the city or county they are located in that do not conflict with SB 4. As part of the ministerial process, design review may be undertaken by a City if only objective standards are evaluated.

SB 423 (2023) (codified in [Section 65913.4 of the Government Code](#))

Requires cities to streamline review and approval of eligible affordable housing projects through a ministerial process. As part of the ministerial process, design review may be undertaken by the City if only objective standards are evaluated.

SB 684 (2023) and SB 1123 (2024) (SB 684 is codified in [Sections 65852.28, 65913.4.5, and 66499.41 of the Government Code](#)) (SB 1123 is codified in [Sections 65852.28 and 66499.41 of the Government Code](#))

Requires local agencies to ministerially approve, without discretionary review or a public hearing, parcel map or tentative and final maps for housing development projects of ten or fewer residential units on urban lots of less than five acres. SB 684 further specifies that the proposed subdivision must be located on a parcel zoned for multifamily residential use, no larger than five acres, and substantially surrounded by qualified urban uses. Per these laws, Cities may impose objective design standards, except for those which physically preclude the development of a project built to specified densities. Additionally, objective design standards may not be imposed related to setback between units, enclosed or covered parking, side and rear setbacks different from the original lot line, certain parking requirements, and certain minimum FARs.

Legal Basis for Objective Design Standards in California State Law

Introduction

CITY OF LA PUENTE CONTEXT

The City of La Puente lies in the heart of the San Gabriel Valley between the unincorporated area of West Puente Valley to the west and north, the unincorporated area of Valinda to the north, the unincorporated area of South San Jose Hills to the east, and the City of Industry to the south. The City currently is home to 36,670 citizens. The community, Rancho La Puente, which later became the City of La Puente was founded in 1841. Early families in La Puente lived in adobe homes and engaged in ranching and agricultural work on their land. During the 1870s, additional residents settled in the community with the influx of rail lines and the breaking up of land into smaller parcels. Up until the 1950s, La Puente remained a primarily agricultural community mixed with growing industrial development in oil, banking, and communications. During the postwar period the City of La Puente transformed into a residential bedroom community. In 1956, the City incorporated.

In the postwar period, agricultural land was developed into a dense suburban community of single-story, mid-century ranch styles homes with spacious backyards. These homes were often built for veterans returning from war. The 1960s and 70s saw the construction and expansion of the 60 freeway south of La Puente and the 10 freeway north of La Puente. These freeways connect La Puente to Downtown Los Angeles and the wider region and sped up residential development in the City.

The majority of single family homes in the City were built by the 1965. The majority of single family built during the postwar period still make up the single family housing stock in the City. In the 1970s some low-rise multifamily buildings began to be built in the City. By 1965, most of Duarte was built out, with infill development becoming the primary residential development strategy. Limited growth of multifamily buildings occurred in La Puente from the 1980 to 2020. Starting in 2021, multifamily residential development increased in La Puente with the development of the Arboleda Senior Apartments (74 senior affordable units), the Star of La Puente Townhomes (22 units), four townhome units at 15921 Sierra Vista Ct, and 34 units in a mixed use project at 15861 Main Street.

As of 2021, 74% of residential units in the City were single family homes and 56.9% of all residential units were owner occupied.

The multifamily apartment buildings in La Puente area spread throughout the City, as either standalone developments or in small concentrations of multifamily housing. Most of the multifamily building stock is characterized by the townhome style or the garden/courtyard apartment style. The more recent developments are built in the townhome style and the higher density 4 story apartment style. The majority of the multifamily building stock are one or two stories tall, with only one example standing out at 4 stories tall. Mixed use development, such as La Puente Apartments located at 15861 Main Street, is newly coming into the City.

Due to the varying multifamily structure forms in the City, the City of La Puente's Objective Design Standards groups multifamily buildings into two categories, **house scale** and **block scale**, according to their physical form and scale.

Areas with house scale buildings are originally single family neighborhoods which have been rezoned to accommodate multifamily uses. Typically in these areas, there is a variety of development types, some which represent compatible design and some which represent incompatible design. Successfully designed projects are multifamily projects designed in keeping with the original single family house scale of the neighborhood. These types of projects include well designed townhomes, garden apartments, and bungalow courts.

Block scale areas are located mostly along commercial corridors or in industrial areas that have been rezoned to accommodate multifamily uses and mixed uses. Residential development in block scale areas is typically high density mixed use development. These high density mixed use developments are typically a half to a full block long.



Older courtyard/garden apartment in La Puente



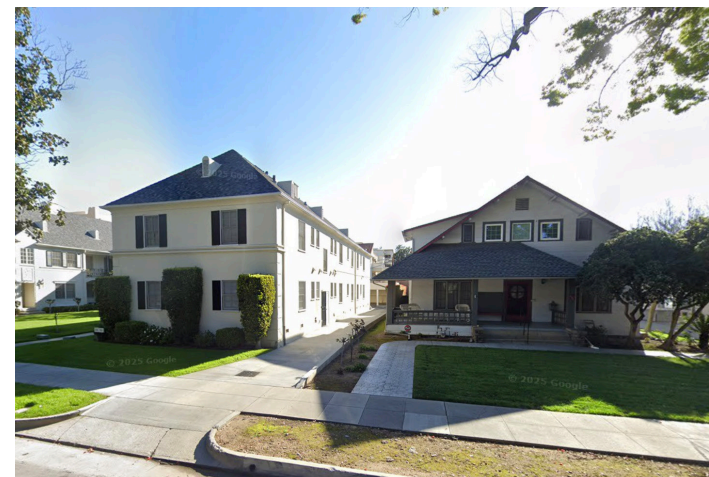
Older townhome development in La Puente



New multifamily development in La Puente, Arboleda Senior Apartments



New townhome development in La Puente



House Scale Context



Block Scale Context

BEST PRACTICES

The five best practices identified in Exhibit B of The Arroyo Group’s Regional Objective Design Standards Research Memorandum (attached to this document as Appendix E) are listed below. The City of La Puente Objective Design Standards take these regional best practices into account.

1. **Provide guidelines or statements of intent along with objective standards.** The SGVCOG’s Regional Objective Design Standards are based on statements of intent which clarify the intent of each standards section. Cities may choose to allow variations to objective design standards as long as the project matches the intent statement for the applicable standard.
2. **Provide options of different strategies to meet the intent of standards.** Developers may choose the standard which suits the design of their development best.
3. **Use clear diagrams along with photographic examples to represent standards.** Clear graphics and imagery will provide as much clarity as possible for developers who are adapting their projects to meet the objective design standards.
4. **Provide definitions for architectural terms.** For complex architectural terms, the provided definition will provide clarity where needed, making the objective design standards understandable to a variety of audiences.
5. **Take into account the context of unique cities and districts to ensure that standards are apt.** Fieldwork in a variety of contexts representative of the San Gabriel Valley helped inform the standards. Different objective design standards will be applicable in different contexts, such as smaller scale neighborhoods versus main street commercial corridors.

House Scale vs. Block Scale

House Scale buildings contribute to a smaller-scale, neighborhood-oriented environment. These buildings are generally up to three stories in height, maintain setbacks from the street or sidewalk, are compatible

with traditional residential patterns, and achieve densities less than roughly 40-50 units per acre. House Scale buildings often resemble the massing, rhythm, and proportions of detached houses, even when containing multiple units. Objective design standards which are especially applicable to house scale buildings include residential privacy, frontage types like patio, porch, and stoop, and private open space types. House Scale building types include:

- Multiple detached dwellings on a lot
- Duplexes
- Triplexes
- Fourplexes
- Bungalow Courts
- Courtyard Apartments
- Rowhouses
- Townhouses
- Small-scale mixed-use buildings with neighborhood-serving ground-floor uses

Block scale buildings contribute to a larger-scale, urban environment, often occupying most or all of a city block. These buildings are typically taller and broader in massing, are built close to or at the street or sidewalk, and create continuous façades that define the public realm. Block Scale buildings commonly feature mixed-use configurations, with non-residential uses on the ground floor and residential units on the upper stories, supporting active commercial corridors and higher-density neighborhoods. Objective design standards which are most applicable to block scale buildings include building breaks, ground floor minimum heights, wall plane depth, transparency, stepbacks, common open space types, and frontage types such as shopfront and common entry. Block Scale building types include:

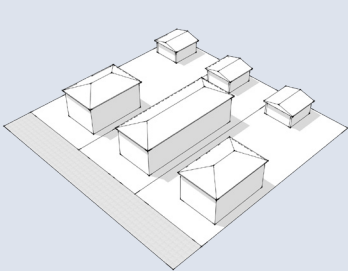
- Mid-rise Buildings
- Podium Buildings
- Wrap Buildings

HOUSE AND BLOCK SCALE ZONES

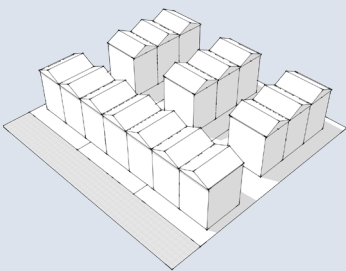
House Scale Zones

Zones that contain buildings that contribute to a smaller-scale, neighborhood-oriented environment. House scale buildings include multiple detached dwellings on a lot, duplexes, triplexes, fourplexes, bungalow courts, courtyard apartments, rowhouses, townhouses, and small-scale mixed-use buildings with neighborhood-serving ground-floor uses.

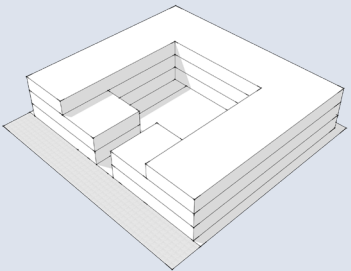
House Scale Zones include the Medium-High Density Residential Zone (R-3) and the High Density Residential Zone (R-4)



Two- to Four- plexes



Rowhomes

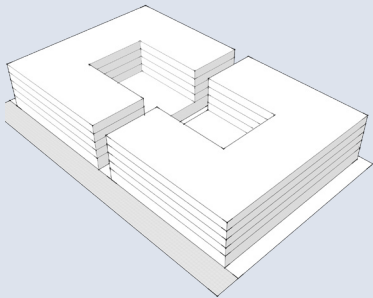


Courtyard Apartments

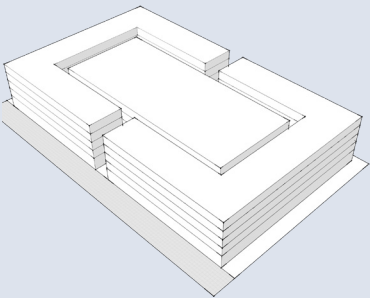
Block Scale Zones

Zones that contain buildings that contribute to a larger-scale, urban environment, often occupying most or all of a city block. Block scale buildings include mid-rise buildings, podium buildings, and wrap buildings.

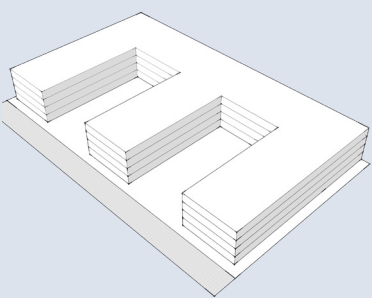
Block Scale Zones include the General Commercial Zone (C-2) and Downtown Business District Zone (DBD).



Podium Mixed-Use



Wrap



Multiplex

House and Block Scale Zones

Introduction

STANDARDS DEVELOPMENT PROCESS

Four cities, Sierra Madre, Alhambra, La Puente, and Duarte, participated in the development of the SGVCOG's Regional Objective Design Standards. Each of the four participating cities features a different planning and design context. Diverse input from the participating cities informed the development of strong objective design standards which are applicable across the San Gabriel Valley.

Input from the four participating cities along with information gathered during the background research phase form the base of knowledge upon which the SGVCOG Regional Objective Design Standards were developed. The City of La Puente's Objective Design Standards were adapted from the SGVCOG's Regional Objective Design Standards. The Arroyo Group Team created a comprehensive Regional Objective Design Standards Research Memorandum (attached to this document as Appendix E) which includes findings from four areas of research:

1. Existing regulatory context, design standards and experience implementing design standards in each city
2. Best practices in objective design standards from other jurisdictions and regions in California
3. Fieldwork into the built context and character of the major growth areas in each of the three participating cities
4. Identification of existing projects in the San Gabriel Valley which embody the application of potential design standards

Exhibit A of the Memo describes existing design standards in three participating cities, Sierra Madre, Alhambra, and Duarte. La Puente joined as a participating City later in the project process, after our background research was completed. This exhibit includes all existing objective design standards and relevant development standards in each City, organized by topic for comparison.

Exhibit B (Comparison Objective Design Standards) of the Memo presents an evaluation of other objective design standards used at the municipal and regional level. While there is wide variety in the format of these

documents, The Arroyo Group Team was able to glean five key best practices, which are expounded upon on the previous page.

Additionally, The Arroyo Group Team conducted fieldwork within the cities of Sierra Madre, Alhambra, and Duarte. Exhibit C identifies the specific locations where fieldwork was conducted in each City. In Exhibit D, The Arroyo Group Team surveyed districts in each City where growth and development is most expected, such as the areas shown in images at right, to determine prevailing character features that may need to be reflected in objective design standards.

Exhibit E contains a field evaluation of individual projects in the three cities. Key design issues were identified for these projects, for consideration when developing the objective design standards.

Exhibit F identifies other projects in the San Gabriel Valley which present good examples of the application of particular design guidelines and/or standards. The projects include examples of:

- Mixed-use developments with stacked flats above a ground-floor retail and parking podium
- "Wrap" style residential and mixed-use developments with stacked flats surrounding a central parking garage
- Master-planned communities
- Townhome developments
- Side-by-side double duplexes
- Courtyard multifamily developments

Based on research from the Memo, the Regional Objective Design Standards were developed to be in alignment with current design guidelines and standards in the four cities. The Regional document's design standards reflect successfully designed projects and built character in the four cities.

Cost Factors

Design standards are essential tools that cities use to ensure buildings are of high quality, safe, and visually appealing. However, even the clearest and most objective standards can add costs and complexity to projects. If these standards are too restrictive or numerous, they can drive up housing costs or even prevent projects before they start.



Example of Main Street character in the San Gabriel Valley



Area for potential growth in La Puente

Therefore, regulating design is a delicate balancing act between maximizing placemaking, enhancing overall neighborhood value, and managing project costs. According to the Association of Bay Area Governments Objective Design Standards Handbook, the following types of objective design standards which impact building massing have the greatest impact on the cost of developments:

- Requiring of construction materials
- High ground floor ceiling heights
- Frontage types which reduce building square footages
- Upper floor stepbacks which requires more complex engineering
- Projecting elements which require weatherization



Area for potential growth in the San Gabriel Valley



Survey of multifamily residential buildings in the San Gabriel Valley

- Setback standards
- Requiring certain types of open space, such as balconies and rooftop decks

In developing the Regional Objective Design Standards, it was taken into account how specific design standards could increase housing costs and impact project feasibility. However, it is also important to encourage successful, context specific developments while also prioritizing the economic feasibility of projects. The Regional Objective Design Standards were intended to encourage the creation of high quality, visually appealing buildings that benefit not only the project's residents but also the surrounding neighborhood.

Introduction

STANDARDS APPLICABILITY

The City of La Puente’s Objective Design Standards are designed to apply to projects which qualify for State laws that may encourage or require the application of objective design standards in project review. These projects include:

- All new residential developments with two or more housing units
- The residential and commercial components of new construction mixed-use developments with two or more housing units, where at least two-thirds of the total square footage is residential. However, note that per AB 1893, for mixed-use projects with at least 500 units, only 50% of the total square footage in the project must be residential for objective design standards to apply
- However, mixed-use projects containing hotel rooms are excluded.

The standards are also designed to apply to remodeled buildings where new floor area is added. In such a case, these standards would apply to those structures and facades which are being modified in order to accommodate the new floor area; other facades or buildings on the site would not be subject to these standards.

The Objective Design Standards are not applicable within the following Specific Plan areas:

- Glendora Specific Plan
- Cottrell Ranch Specific Plan
- Sunny Gardens Specific Plan
- Unruh Avenue Specific Plan

INTERPRETATION AND DEVIATION

The next sections contain objective design standards relating to different topics. The standards are regulatory objective design standards with which all applicable developments must comply. Diagrams are provided for illustrative purposes only.

While the standards have been formulated to be “uniformly verifiable” as State law sets out, there can nevertheless be differences of opinion about whether a project has met the standard. For these cases, Government Code Section 65589.5 (f)(1) states, “... the development standards, conditions, and policies shall be applied to facilitate and accommodate development at the density permitted on the site and proposed by the development.”

Projects are able to deviate from objective design standards via two processes, depending on whether the project qualifies for the Planning Commission Design Review Process or the Staff-Level Design Review Approval Process. Developments which qualify for the PC Design Review Process wishing to deviate may receive approval with a variation from the Planning Commission. Developments which qualify for the Staff-Level Design Review Approval Process wishing to deviate may receive approval for the variation from the Development Services Director.

LOCAL ADOPTION PROCESS

Prior to adoption of these Objective Design Standards, the City compared all standards to ensure compatability with the City’s Zoning Code and General Plan. The City of La Puente Objective Design Standards are formatted as a standalone document that will be adopted by reference into the City’s Zoning Code. Residential developments for which objective design standards are applicable shall comply with the City of La Puente’s Objective Design Standards.



Mixed Use Development - Objective Design Standards Applicable



Multifamily Residential Development - Objective Design Standards Applicable



Townhomes - Objective Design Standards Applicable



Duplex - Objective Design Standards Applicable

Introduction

DESIGN REVIEW PROCESS

This section outlines how individual projects are to be reviewed after adoption of the objective design standards. We cover three potential design review processes: 1. the Major Site Plan and Design Review Process; 2. the Streamlined Ministerial Review process and 3. the Staff-Level Design Review Approval Process.

1. Major Site Plan and Design Review Process

The Major Site Plan and Design Review process (Municipal Code (MC) Section 10.94) applies to new multifamily or mixed-use projects with 3 or more units or multi-family residential expansion, including accessory structures, over 25 percent of the existing gross floor area. The Planning Commission (PC) is the review authority. The benefits of this process include allowing public input increasing transparency through hearings, allowing for limited PC discretion, and allowing the developer to hear community concerns and choosing to make voluntary changes to project design. The findings for the Major Site Plan and Design Review process are based on subjective guidelines and standards. However, amendments to the process must be made to comply with State law.

Upon receiving the Major Site Plan and Design Review application, Development Services staff will review the application for compliance with zoning regulations, the General Plan, Objective Design Standards, and subjective design guidelines adopted pre-2020. Staff may only consider subjective design guidelines if they do not reduce density or make the development infeasible. Following this review, City staff will make a recommendation to the PC to approve or deny. If the project needs a variation from a design standard, staff will recommend an approval with a variation in to the PC.

The PC may choose to hold an optional public hearing to approve, approval with a variation, or deny the application, however, a hearing is required for for second story residential construction. The PC will review the application for compliance, similar to Staff review. Per the Housing Accountability Act, the PC cannot deny or condition a mixed-income application if it is consistent with the zoning regulations and

General Plan. The PC cannot deny or reduce the density of a project unless not reducing it would cause a specific, adverse impact to the project's surroundings.

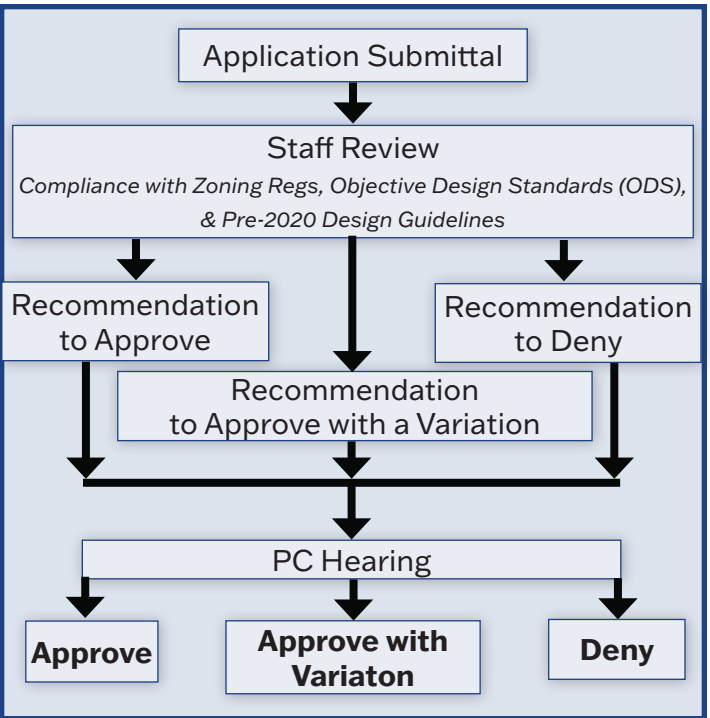
2. Minor Site Plan and Design Review Process The Minor Site Plan and Design Review process applies to new multifamily projects with 2 units and single-family residential construction, including accessory structures. This process provides a faster review period, more consistent reviews, more certainty in the review process, and a reduced staffing need with less Planning Commission hearings.

City staff shall review the project for compliance with zoning regulations, the General Plan, Objective Design Standards, and subjective design guidelines adopted pre-2020. The Director will make a decision to approve, approve with a variation, or deny.

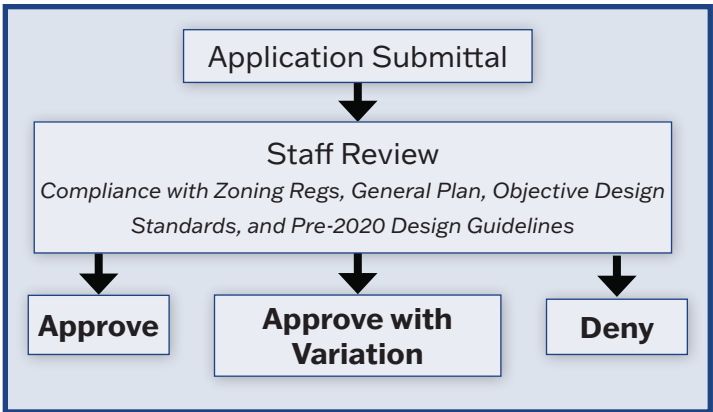
Per the Housing Accountability Act, the staff cannot deny or condition a mixed-income application if it is consistent with the zoning regulations and General Plan. The staff cannot deny or reduce the density of a project unless not reducing it would cause a specific, adverse impact to the project's surroundings.

3. Streamlined Ministerial Review Process

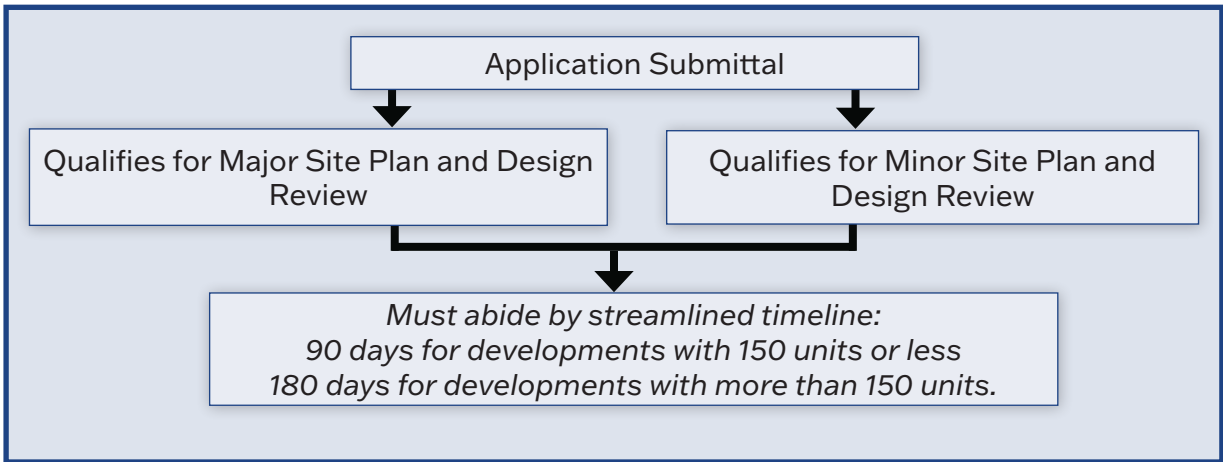
This review process applies to multifamily and mixed use projects which are being streamlined through SB 4, SB 423, or AB 2011. If the development qualifies for process #1, it will go through Major Site Plan and Design Review. If the development qualifies for process #2, the development will go through Minor Site Plan and Design Review. The timeline for approval or denial is within 90 days for developments with 150 units or less, or 180 days for developments with more than 150 units.



Major Site Plan and Design Review Process



Minor Site Plan and Design Review Approval Process



Streamlined Ministerial Review Process

Section 1: Site Planning and Access

INTENT

Buildings should be placed and oriented to reinforce a pedestrian-oriented public realm and to establish a strong visual and physical relationship with adjacent streets, sidewalks, and open spaces. Site planning should prioritize pedestrian access and activity by aligning building frontages along public streets, paseos, plazas, and other publicly accessible spaces, and by minimizing blank walls, excessive setbacks, and parking along street edges. Primary entrances, active ground-floor uses, and transparent facades should be oriented toward the public realm to support walkability, safety, and street vitality.

Site design should emphasize open spaces and the public realm, enhancing connectivity by linking building entrances to sidewalks, transit stops, open spaces, parking areas, and neighboring parcels. Access points should be legible and well integrated into the surrounding circulation network, while vehicular and service access should be designed to minimize conflicts with pedestrians and reduce impacts on the public realm. Overall site planning should activate streets and open spaces and contribute to a cohesive, human-scaled environment.

STANDARDS

Street Relationships

- 1.1** The primary entrance to all buildings adjacent to a public street shall be visible from the sidewalk and directly connected via a pedestrian pathway
- 1.2** All projects shall comply with the Frontage Type Standards in Section 4.
- 1.3** In house-scale zones, the length of any building along the primary street shall not exceed 80'. However if the ground floor is broken by an opening of at least 10' wide and 10' high, leading to a visible interior courtyard or other common open space on the ground level, the building may continue above one such opening. The length of any building, along a secondary street shall not exceed 150'.

- 1.4** In block-scale zones, the length of any building along a public street shall not exceed 350'.

- 1.5** Developments with at least 150' of frontage along the primary street shall include at least one of the following open spaces along the primary street:
 - a. A community plaza, commons, forecourt, or publicly accessible neighborhood park.
 - b. A terrace of a minimum 50' deep and 15% of the primary frontage width above the first level.
 - c. A paseo is provided from the primary street, connecting to a courtyard in the interior of the site.

All open spaces shall comply with standards defined in Section 4: and Appendices B and C, as applicable.

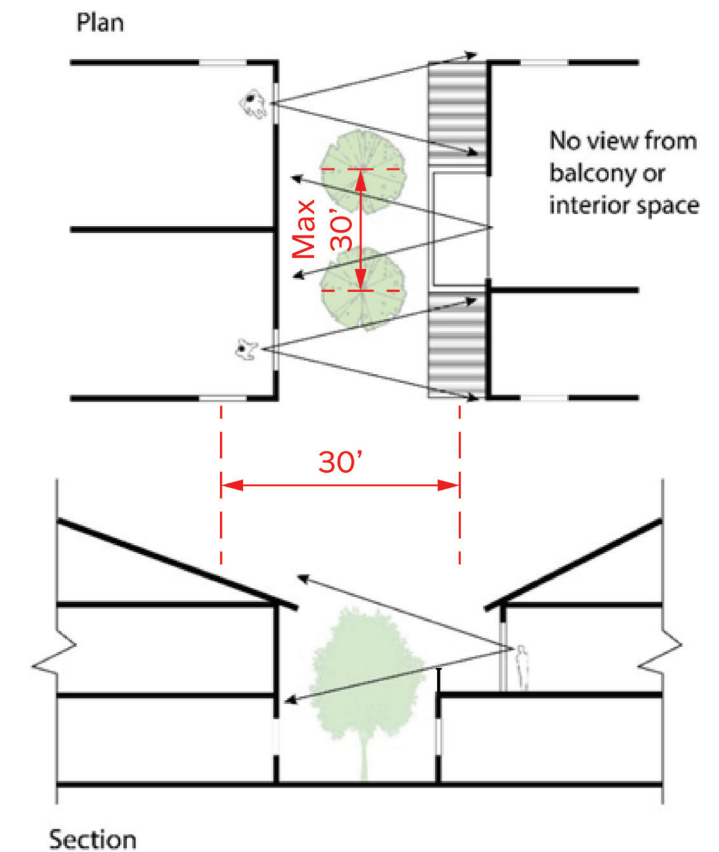
Residential Privacy

- 1.6** When units face each other through the open air at a distance of less than 30', windows shall be offset, or screened with landscaping as shown in the diagram, at a rate of one tree per 30' of buffer length. Landscaping shall be of sufficient density and height to provide effective visual separation between units. In house scale zones only, this standard shall also apply to units built to face existing units on an adjoining property.

- 1.7** When residential buildings are located within 10' of one another, windows on the facing building facades shall avoid unfiltered or direct views by one or more of the following:
 - a. Utilize non-transparent or obscured glazing, such as frosted or patterned glass, glass block, or non-operable opaque windows. Reflective glazing is not permitted.
 - b. Provide permanent architectural screens, permanent roll-down blinds or affixed louvers at windows.
 - c. Utilize clerestory windows a minimum height of six feet from the ground or floor plate.
 - d. Inset window or add projecting architectural feature that creates privacy
 - e. Offset or stagger windows from each other



1.5: Developments with at least 150' of frontage along primary street shall include at least one of the following open spaces



1.6: Windows within 30 ft offset and screened



1.3: Continuation of a building above an opening leading to a visible interior courtyard or common open space on the ground level.

Section 1: Site Planning and Access

Pedestrian Access

- 1.8** Pedestrian walkways shall connect all primary entries to public sidewalks. The Director may approve a shared pedestrian walkway/vehicular driveway in house-scale zones, provided that the walkway is paved with stone, tile or brick, and the driveway serves no more than eight (8) parking spaces.
- 1.9** Pedestrian walkways shall be a minimum of four feet wide, shall be hard-surfaced, and paved with concrete, stone, tile, brick or comparable material.
- 1.10** Where a required walkway is parallel and adjacent to a driveway or parking space, it must be separated from the auto travel surface by a raised curb at least four inches (4") high, bollards, or other physical barrier.
- 1.11** The primary entry shall be separated by at least 10' from any driveway or parking space.

Parking Areas

- 1.12** Surface parking areas shall be shielded from view of the public right of way by a building or a landscaped buffer as described in the Frontage Type Standards in Appendix A.6.
- 1.13** Parking structures developed as part of a private development shall not be taller than the buildings which they serve.

Vehicular Access

- 1.14** Vehicular access points to parking areas shall be taken from the side street or alley, if available, except for projects which meet the following criteria:
- 350'-700' primary street frontage - 1 vehicular access point from the primary street
 - Over 700'+ primary street frontage - 2 vehicular access points from the primary street
 - Projects with less than 350' of primary frontage are allowed 1 vehicular access point from the primary street only if no side street or alley access is available.

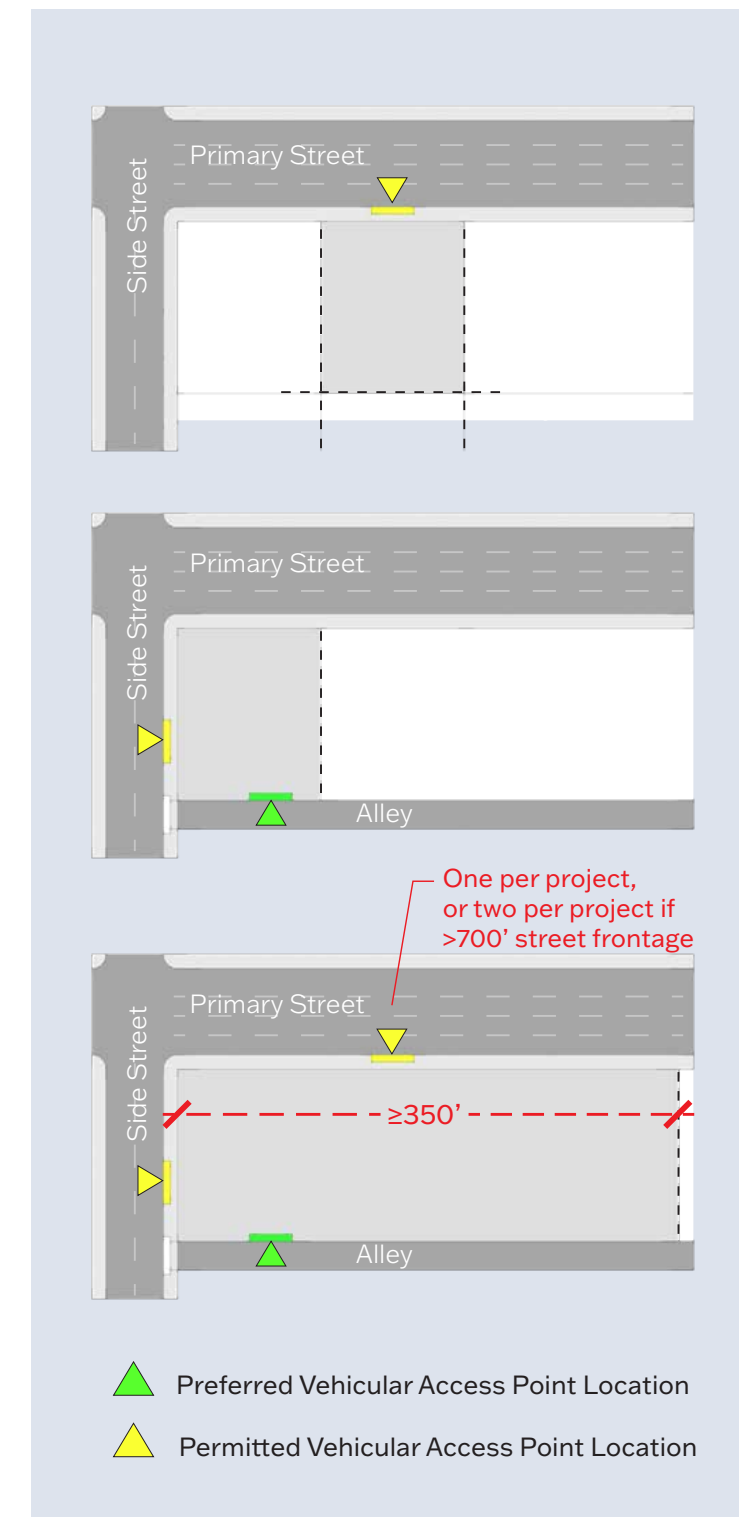
This standard may be waived if the Development Services Department determines that an alternate access point is needed for safe traffic flow, or the Fire Department determines that additional access points are needed for fire lanes.

- 1.15** Curb cuts on corner lots shall not be located closer than 40 feet from a curb return in house-scale zones, 80 feet in block-scale zones, or a longer distance on arterial roadways as established by the Public Works Department. Where parcel size precludes this standard, the curb cut shall be located as far from the corner as possible.
- 1.16** Notwithstanding standards 1.14 or 1.15, there shall be no curb cuts or vehicular access points on Main Street between Glendora Avenue and 2nd Street.
- 1.17** Sharing of driveways between adjacent properties is permitted and encouraged. Easements shall be established as necessary.
- 1.18** Driveways in house-scale zones shall be paved with concrete or pavers. Areas on driveways that are paved with permeable pavers may count toward minimum landscaping or stormwater retention requirements, provided that they comply with the standards established in those sections.

- 1.19** In house-scale zones, a one-way driveway, or two-way driveway serving up to ten (10) parking spaces, shall have a minimum 10' and maximum 12' width. A two-way driveway serving between eleven (11) and twenty (20) parking spaces shall have a minimum 16' and maximum 22' width. A two-way driveway serving more than twenty (20) parking spaces shall have a minimum 20' and maximum 22' width. The maximum may be exceeded if required by the Fire Department.

- 1.20** In block-scale zones, a one-way driveway, or two-way driveway serving up to ten (10) parking spaces, shall have a minimum 10' and maximum 12' width. A two-way driveway serving more than eleven (11) parking spaces shall have a minimum 20' and maximum 22' width. The maximum may be exceeded if required by the Fire Department.

- 1.21** Entry door and gates to any parking structure shall be recessed back from the face of the facade by a minimum of six inches to add shadow and visual interest, or by a greater distance from the sidewalk for traffic safety purposes as required by the Public Works Department.



1.14: Preferred and permitted vehicular access point locations

Section 2: Building Modulation and Articulation

INTENT

The individual components of each building should contribute meaningfully to the overall architectural character, expressing a coherent form and style consistent with the project's design vision. Each project can be classified within one of two defined scales, House Scale or Block Scale, as outlined in the introduction.

Within each scale, building articulation should serve to enrich the external appearance and architectural identity of the structure while facilitating a thoughtful and seamless transition between the public realm and private spaces. Modulation and form-making should convey visual interest and a sense of rhythm, achieved through a deliberate composition of elements that reflect both the individuality of the building and its contextual relationship to the surrounding architecture. Building form and articulation should emphasize three-dimensional detailing, create visual interest on the façade, and foster a built environment that is contextually responsive.

Standards

Ground Floor Design

2.1 In block-scale zones, buildings of three stories in height or more shall be designed to differentiate a building's base from the rest of the structure. The area designed as the base should correspond to an area that has a different use from the upper floors of the building, e.g. retail, lobbies, or amenities. In the case of a single-use building, the area designed as a base may correspond to floor(s) with less private spaces on the frontage, such as living rooms in a 100% residential building, or simply the first floor of the structure.

2.2 The effect of differentiation on a building shall be achieved through the use of two or more of the following:

- Color, texture, or material changes along the building facade
- Variations, projections, or reveals in the wall plane
- Variations in fenestration size or pattern
- Decorative architectural details such as arcades, pilasters, base courses, belt courses, or cornices at intermediate levels

2.3 Ground-floor uses along the street frontage shall be subject to the following minimum clear ceiling heights:

- For ground-floor retail uses, the minimum clear ceiling height shall be 14 feet.
- For ground-floor office uses, the minimum clear ceiling height shall be 12 feet.
- For ground-floor residential uses, the minimum clear ceiling height shall be 11 feet, or the first floor shall be raised off ground level such that the ceiling height is 11 feet above grade.

2.4 Where a daylit basement with an exposed wall is proposed, a minimum of two of the following design standards shall be provided along all street-facing facades:

- Porches or stoops
- Material cladding that matches the cladding of the floors above when located along the same wall plane
- A landscape area with a minimum width of five feet, planted with plant species that, at maturity, reach the finish floor height above the basement

2.5 For buildings that provide a top-level stepback, the stepback shall be a minimum of 10 feet, measured from the exterior wall plane along each building façade.

Circulation Design

2.6 Vertical circulation elements, including but not limited to stairwells, stair shafts, and elevator shafts, that are located along exterior walls facing a primary or secondary frontage shall be clearly expressed as visually identifiable volumes on the building façade through the incorporation of at least two of the following objective design methods:

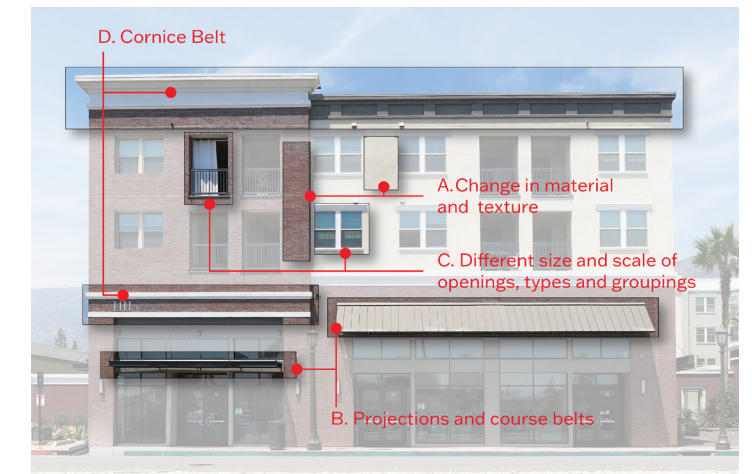
- A minimum 2-foot change in wall plane (projection or recession) along the portion of the façade containing the vertical circulation element.
- A color, texture, or material change that clearly contrasts with the primary façade material.
- Decorative architectural detailing, such as vertical reveals, pilasters, or a consistent fenestration pattern, applied evenly across the full height of the vertical circulation volume.
- A minimum 18-inch variation in the roofline or roof plane corresponding to the vertical circulation element.

Architectural Projections

2.7 Architectural projections, including but not limited to architectural pop-outs, canopies, awnings, balconies, bay windows, eaves, chimneys, and similar architectural features, shall project a minimum of 2 feet from the exterior wall plane.

Transparency

2.8 Facades of residential floors shall have a maximum transparency of 60%. Glazing which does not meet the visible light transmittance and external reflectance standards identified in the "Transparency" definition (see Appendix D) is not permitted along the facades of residential floors.



2.2: Approaches to base differentiation

Section 2: Building Modulation and Articulation

Variation in Wall-Plane

2.9 For buildings in house-scale zones any building façade facing a public street or alley shall include a minimum of one variation in wall-plane depth for every 30 feet of façade length along the street.

2.10 The wall-plane variations shall also meet all of the following requirements:

- a. Each wall-plane variation shall project or recess a minimum of two feet from the adjacent wall-plane.
- b. Wall-plane variation that occur at recessed balconies are permitted
- c. Each wall-plane variation shall extend a minimum of one full story in height
- d. The average depth of all wall-plane variations across each façade shall be a minimum of four feet

2.11 For block-scale buildings of three or more stories, any building façade facing a public street or alley shall include a minimum of one variation in wall-plane depth for every 50 feet of façade length along the street.

2.12 The wall-plane variations shall also meet all of the following requirements:

- a. Each wall-plane variation shall project or recess a minimum of two feet from the adjacent wall-plane
- b. Wall-plane variation that occur at recessed balconies are permitted
- c. Each wall-plane variation shall have a minimum height of two full stories. The variation shall not incorporate the base and upper story, unless the variation extends for the height of the entire building.
- d. The average depth of all wall-plane variations across each façade shall be a minimum of four feet

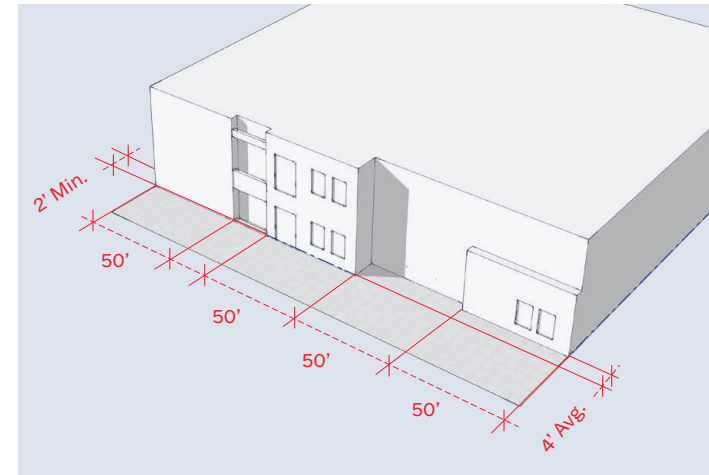
2.13 Buildings in house-scale zones shall have a maximum length of blank walls without windows, doors, or material changes of 25 feet in any direction.

2.14 Buildings in block-scale zones shall have a maximum length of blank walls without windows, doors, or material changes of 35 feet in any direction.

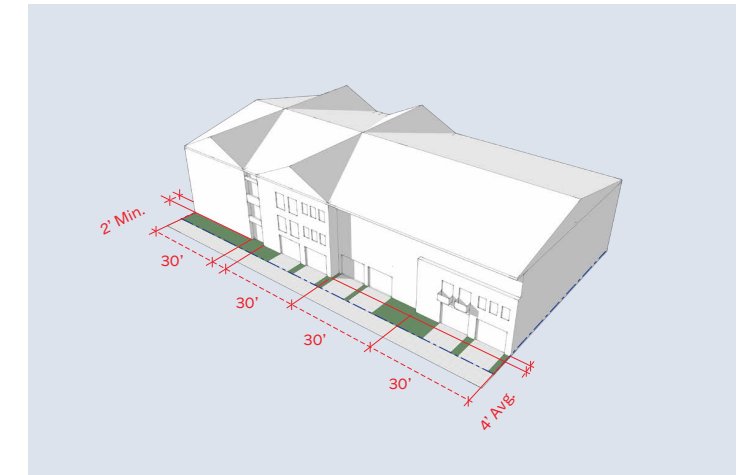
2.15 The Director may approve an exception to the wall plane standards (2.6-2.9) when using modular construction, and when an alternative method is demonstrated that creates definition, shadow and depth along a façade.

2.16 Where wall-plane variations occur at balconies, each balcony shall incorporate a minimum of two of the following design standards:

- a. An accent pattern, material, and/or color shall be applied to the balcony projection components and supporting elements to differentiate them from the primary building façade
- b. An accent pattern, material, and/or color shall be applied to the balcony's recessed wall, typically oriented parallel to the building façade
- c. The balcony floor and railing shall be offset a minimum of four feet from the adjoining wall plane on either side of the balcony.



2.11, 2.12: Required wall-plane breaks in block-scale zones



2.9, 2.10: Required wall-plane breaks in house-scale zones

Section 2: Building Modulation and Articulation

Roof Design

2.17 The building roof height or roof form shall have a minimum of one roof variation for every 50 feet of façade length along the street. Each roof variation shall meet at least one of the following requirements:

- A change in roof plane that results in a minimum two-foot projection or recession, measured perpendicular to the façade.
- A shift in the roof line of 18 inches or greater, measured vertically from the highest point of the adjoining roof line(s).
- The use of a dormer, gable, ridge break, offset eave, or similar architectural element that creates a minimum five-foot horizontal break or relief in the roof plan before continuation of the primary roof form.

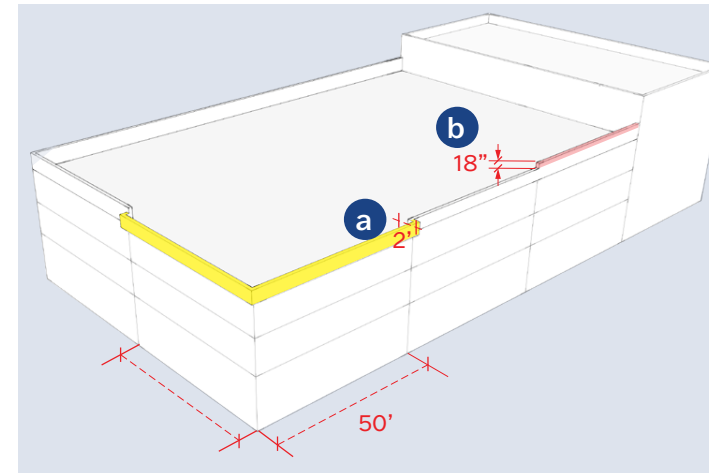
2.18 Roof forms shall terminate in a manner that accurately expresses the true building volume and prevents the appearance of a false or enlarged building mass. All roof terminations shall comply with the standards in this section.

- When a sloped roof adjoins a side wall or a shared lot line, the sloped roof profile shall terminate directly at the lot line or side wall. The sloped form shall not wrap, project beyond, or extend around the adjoining wall or lot line
- Flat roof parapets may extend along the rear façade, side wall, or shared lot line, provided the parapet accurately reflects the true building mass and does not imply additional interior volume
- Where a roof parapet transitions from or connects to a sloped roof form, the parapet shall extend to the point necessary to maintain the continuity of the sloped roof profile
- Where a roof parapet extends beyond the roof plane, the parapet return shall measure a minimum of six feet (6'), measured horizontally from the roof edge, before terminating or changing direction

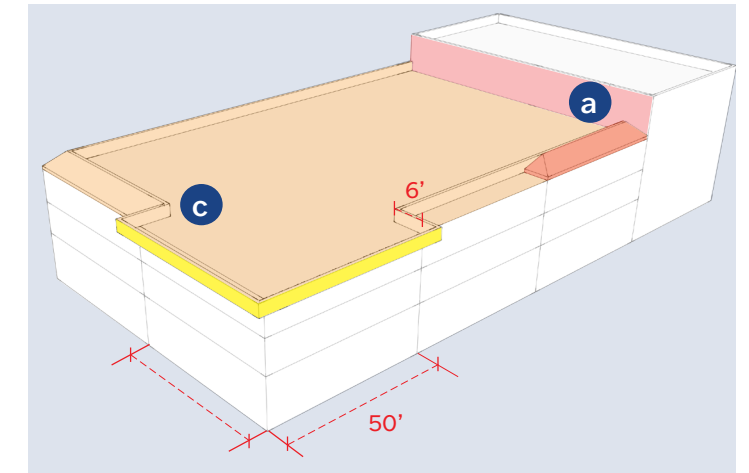
Design in Proximity to Historic Resources

2.19 The following standards apply to all new developments located on a site that is directly adjacent to a designated historical resource:

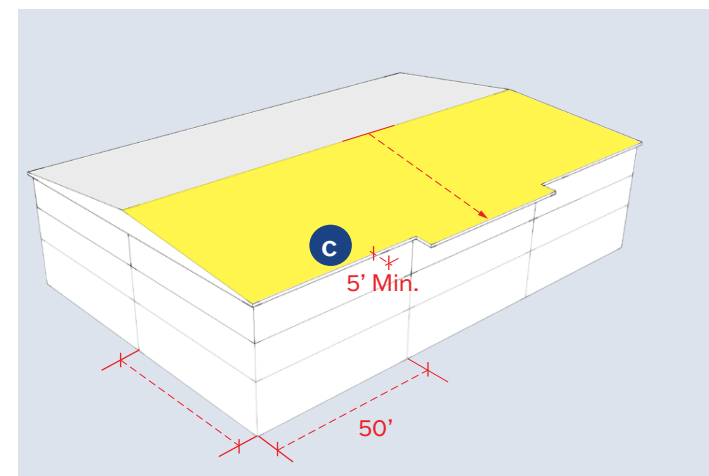
- The building façade along the primary or secondary front of new development shall incorporate a ground floor expression line or entablature that aligns with the height of the corresponding architectural feature on the adjacent historical resource. Where there are two existing historical resource buildings abut the site, the resource with the taller expression line applies.
- The height within the first 20 feet of the development shall be no more than 15 feet greater than the historic resource.
- The side setback shall match the side setback of the historic resource, up to a maximum of 15 feet.
- The street-facing setback of the 20 feet adjacent to the historic resource shall be no less than the average of the minimum permitted setback on the development property, and the existing setback of the historic resource.



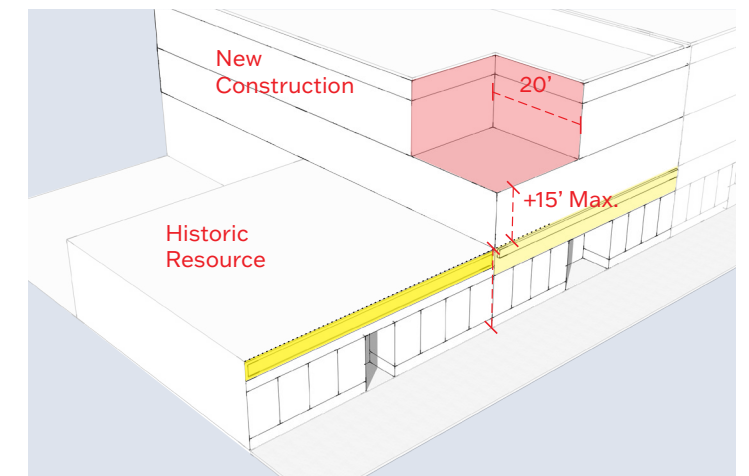
2.17 a,b: Roof form variation options



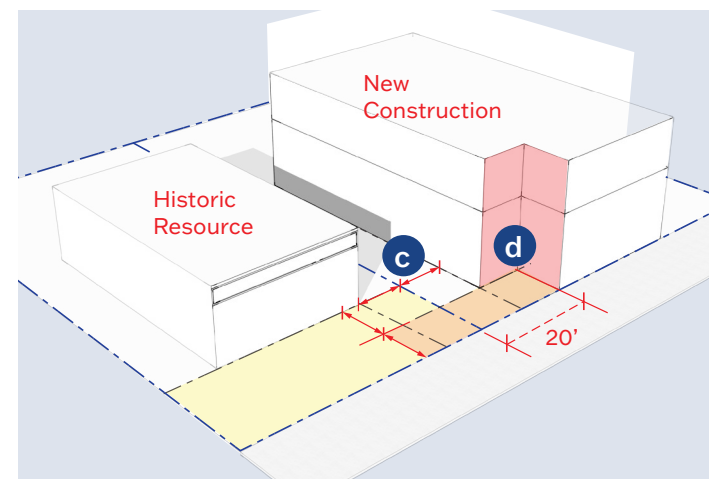
2.18 a,c: Roof termination



2.17 c: Roof form variation options



2.19 a,b: Expression Line and Transitional Height adjacent to historic resources



2.19 c,d: Setback requirements adjacent to a historic resource

Section 3: Materials, Finishes, and Color

INTENT

The selection of materials, finishes, and colors shall embody a cohesive visual identity, ensuring that all architectural elements work in harmony to create a unified and refined composition. Building colors and materials should reflect and complement the character of the surrounding neighborhood.

Materials must be chosen not only for their aesthetic qualities but also for their enduring performance—demonstrating resilience, longevity, and ease of maintenance over time. Color palettes should contribute to the vibrancy and visual richness of the community while maintaining compatibility with adjacent structures and businesses.

Exterior materials and finishes are to be of professional and high-quality grade, appropriately aligned with the building's architectural style, scale, and character. Particular emphasis should be placed on the use of tactile, human-scaled materials at the building's base, where detail, texture, and craftsmanship are most perceptible to the passerby, thereby enhancing the pedestrian experience and reinforcing a sense of material authenticity.

STANDARDS

Materials

3.1 A minimum of two distinct exterior materials shall be used on any building façade, exclusive of glazing, railings, trim, or other architectural features. An exception to this standard may be permitted by the Director only when a single material is of a high-quality grade, durable, and is professionally applied with a finish that demonstrates superior craftsmanship, texture, and proportional detailing.

3.2 If a base material is utilized, the allowable materials shall be limited to stone, brick, precast concrete, or porcelain tile. Refer to Standard 2.1 for designated location of base material. When a base material is applied, the following standards shall apply:

- Heavier materials, including stone, brick and precast concrete, shall be located below lighter materials, such as stucco, siding, and wall paneling, to establish a visually grounded and structurally appropriate composition
- Porcelain tile shall be used only as an accent wall or as a bulkhead material
- Base materials used as bulkhead shall have a minimum height of 18" and a maximum height of 42" for appropriate course sizing and a human-scale appearance.

3.3 All exterior storefront frames, window frames, and storefront doors shall match in either material and color, and/or color and finish. An exception to this standard shall apply only when a door is required to comply with the building code to use a specific glazing or framing material that would otherwise deviate from this standard; in such cases, only the color and/or finish shall be required to remain consistent.

3.4 Accent and trim elements, including but not limited to window trim and casings, window sills, door trim and surrounds, lintels, fascia boards, soffits, brackets, corbels, pilasters, trim moldings, parapet caps or coping, and trellis or pergola elements, shall differ from the primary exterior materials in material, color, or texture.

3.5 Material changes shall not occur at building corners. The same material shall continue around the corner for a minimum distance of six (6) feet or at a logical termination point where the material shall extend to the next change in the wall plane.

3.6 Material transitions shall comply with the following standards:

- Material transitions along building facades shall occur on the inside corners where a change in plane is present.
- When material changes occur on the same plane, the transition shall be delineated by a trim, cornice, reveal, or other architectural elements that provide separation between materials.
- At the building base or uppermost floors(s), material transitions shall occur only where a change in plane is at least two inches from the primary wall surface.

Finishes

3.7 All exterior wall surfaces shall be finished with high-quality, durable materials designed and installed to ensure long-term performance. The following standards shall apply:

- Exposed wood materials shall be sealed, stained, or painted with a weather-resistant finish
- Wood siding materials shall be factory-finished or field-finished in accordance with manufacturer specification
- Stucco shall be applied using a minimum three-coat system (scratch, brown, and finish coats) or a two-coat system over lath, in accordance with ASTM or manufacturer's standards
- Stone veneer shall be natural or manufactured masonry units mechanically fastened or supported by a shelf angle where required
- Precast concrete panels shall have an integral color and sealed finish
- Metal wall panels shall be factory-finished with a high-performance coating such as a PVDF (Kynar) or equivalent
- All exterior paint, stain, or protective coatings shall have a minimum manufacturer-rated lifespan of 10 years



3.1: Superior finish and detail on single-material building



3.3: Consistent color and materials for trim elements



3.6: Material transitions along inside corners or with trim element

Section 3: Materials, Finishes, and Color

3.8 The following exterior materials and finishes shall not be permitted on any building façade:

- Fluorescent, neon, or reflective colors or materials shall not be permitted.
- Unfinished concrete masonry unit (CMU) block or unfinished precast concrete shall not be permitted
- Unfinished lumber or exposed panel sheathing shall not be permitted
- Metal, vinyl, or composite materials with a faux, artificial, or synthetic imitation of natural materials shall not be permitted
- Natural materials in their natural state, including but not limited to stone, brick, or copper, that are painted or coated with color shall not be permitted

Color

3.9 No more than two (2) primary colors and two (2) secondary colors shall be permitted on any building façade. Primary colors shall be applied to the main body of the building and its major volumes, while secondary colors shall be limited to accentuating architectural elements and details. The following standards shall apply:

- Secondary colors shall not exceed 20% of each facade of the building
- For block-scale projects, one (1) additional color may be permitted, which may be applied as either a primary or secondary color
- Each masonry, stone, or precast concrete material incorporated on the building façade shall count toward the maximum number of permitted primary or secondary colors
- Artwork and murals incorporated into the project shall be exempt from this standard

3.10 Trim, windows, doors, storefront framing systems, and key architectural features shall differ in color than the adjacent wall surface.

Character

3.11 For partially submerged parking podiums and daylighted basements that project above grade, the following material and color standards shall apply:

- Where basement walls are aligned with the upper floor levels, then material cladding and/or color shall match the cladding of the floor(s) above.
- Where basement walls are offset from the upper floor levels, the material shall be distinct from the remainder of the façade above and shall project a minimum of 1 inch from the wall surface, with an appropriate transition detail provided at the interface.
- Basement ventilation louvers shall have a color finish that matches the adjacent basement walls.

3.12 Materials for mechanical screening elements shall match the building's exterior materials, including roofing material in material and color and/or color and finish. The material shall be solid or composed of no more than 23% open area, evenly distributed. If metal materials are used for screening, the same exterior finish standards shall apply in accordance with 3.7.

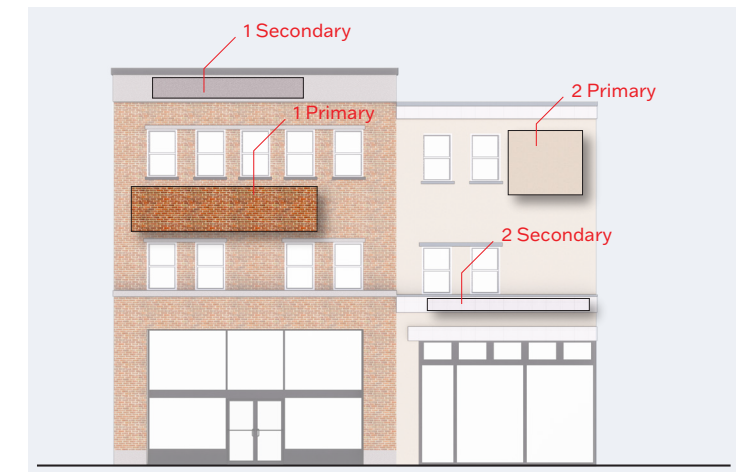
3.13 Exposed rain gutters and downspouts shall be finished in an accent color consistent with the building's secondary color palette or shall be concealed by matching the color to the adjacent exterior walls. All such elements shall comply with the exterior finish standards set forth in 3.7.

3.14 Roof materials and colors shall complement the materials and colors of the building façades and shall provide a durable, weather-resistant finish in accordance with the following standards:

- A weather-resistant roofing product rated for a minimum service life of twenty (20) years, including but not limited to metal roofing, clay or concrete tile, slate, architectural asphalt shingles, or an equivalent material approved for the project's climate zone, shall be used for all primary roof surfaces.
- All visible roof surfaces shall utilize the same primary roofing material, except where a distinct architectural design feature is used, such as an accent roof, tower element, or entry overhang.
- Roof colors shall complement exterior wall colors, trim, and architectural accent features across all elevations.
- Roof colors and finishes shall be limited to matte, low-sheen, and non-reflective coatings to reduce glare, unless required to meet applicable solar-reflectance or cool-roof standards.

3.15 Vehicles in parking structures shall not be readily visible from a public street or publicly-accessible open space. Any parking structure along a public street that is greater than 150 feet long or 20 feet high along a public street should additionally conceal vehicles and enhance facade quality through at least one of the following elements:

- Large public art element covering the frontage space allowing
- Green wall or other landscape covering
- Louvers with windows
- Material, fenestration, and detail pattern that mimics the rest of the development



3.9: Facade Colors Permitted



3.10, 3.13: Contrast colors used to accent and complement color palette of facade

Section 4: Frontages

INTENT

The design of a building’s street frontage is among its most critical elements and is therefore subject to close regulation. Street frontages play a central role in shaping an active and safe public realm by establishing appropriate levels of visibility, engagement, and privacy based on context and ground-floor use. Ground-floor commercial frontages should promote transparency, public visibility, and permeability, while ground-floor residential frontages should provide a clear and comfortable transition from public sidewalks to semi-private outdoor spaces, entry doors, and interior living areas, with private bedrooms and more secluded spaces located away from or above the street frontage. Given the wide range of ground-floor uses and neighborhood contexts, this document defines multiple frontage types, each with tailored standards intended to support both functional performance and contextual compatibility.

Street frontages may also be filled with open spaces per the requirements of Section 5. However, buildings along such open spaces may also be subject to frontage requirements (see 4.5).

STANDARDS

- 4.1 The first floor of each building where a property line meets a public street right-of-way shall be designed in accordance with one or more of the following frontage types permitted in its applicable zoning district. General guidelines for where each frontage type is applicable are given in the table. Each applicant shall submit a diagram indicating which frontage types are being used in different portions of each building. Standards for each frontage type are given in Appendix A.
- 4.2 Additionally, surface parking along the street frontage shall be designed in accordance with the A.6.
- 4.3 The ground-floor frontage use must comply with the categories listed for the frontage type.

- 4.4 Frontage type standards are also applicable to the first- floor frontage of buildings fronting community plazas, commons and forecourts.
- 4.5 Required driveways, utility locations, and up to 10% of the length of the building frontage along the street, with a design approved by the Director, need not be designed in accordance with frontage type standards.
- 4.6 All ground-floor residential units along a public street frontage shall provide a stoop, porch or patio in keeping with the standards in A.3, A.4 and A.5. The Director may exempt projects from the requirement in each of these frontage types to provide access from the sidewalk when compliance is infeasible or impractical.
- 4.7 Outdoor dining may be permitted on public sidewalks outside retail frontages subject to Encroachment Permit and local standards.
- 4.8 Outdoor dining on private property along a street frontage shall be separated from the public right-of-way by a permanent wall or movable barrier between 2 and 3.5 feet high.



4.1: Example of the diagram each applicant shall submit indicating which frontage types are being used in different portions of each building.

Frontage Type		Frontage Use	Zone					
			Block Scale Zones				House Scale Zones	
			C-2 - Hacienda Blvd, Valley Blvd, Amar Rd, Azusa Ave	C-2 - Other	DBD - Main St ¹	DBD - Other	R-3	R-4
A.1	Shopfront	Retail, Office, Residential Amenity	Y	Y	Y	Y	N	N
A.2	Common Entry	Residential Lobby and Amenity, Office	Y	Y	N	Y	N	N
A.3	Stoop	Residential	Y	Y	N	Y	N	N
A.4	Porch	Residential	N	Y	N	N	Y	Y
A.5	Patio	Residential	N	Y	N	Y	Y	Y
A.6	Surface parking	Parking	Y	Y	N	Y	N	N
A.7	Structured parking	Parking	Y	Y	N	Y	N	N

4.1, 4.2: Table of frontage types permitted for each use and zoning designation.

1 Between Glendora Avenue and 3rd Street only, otherwise "Other"

Section 5: Open Space

INTENT

Open space is an integral part of development, providing access to natural light and fresh air, and usable exterior spaces with a mix of active and passive programs providing comprehensive lifestyle offerings to building users. Successful developments integrate a diversity of open space types, sizes and functions to serve a broad range of users and interests. While not all types, sizes and functions can be accommodated within a single project, projects contribute to a larger, diversified network of connected and walkable open spaces throughout the surrounding area within easy access to all residential units. Well-designed common open spaces form a transition between public sidewalks and private spaces, enhancing livability, sociability, and privacy for individual units. Within these, publicly-accessible common open spaces increase community interaction, attract non-resident visitors supporting local businesses, and overall create more vibrant places.

STANDARDS

General Open Space

5.1 All projects containing two (2) or more dwelling units shall include open space, or an aggregated series of open spaces, that meet the minimum area requirements established by the City. All projects containing a multi-family residential component of four (4) or more units shall include at least one common open space. All areas that count toward these requirements:

- Shall be located outside an enclosed building, except for building passthroughs.
- Shall not be used for parking, driveways, loading, or storage, except for green alleys that comply with the standards in Appendix B.

5.2 All open spaces that count toward the minimum area requirements in 9.1 shall satisfy the definition and the standards of either common open space or private open space given below.

5.3 City standards related to site design and landscaping within open spaces shall apply. Additionally, the use of plant material rated as low to moderate water use as defined by the California Water Use Classification of Landscape Species (WUCOLS) is required for all planted areas, including tree planting.

5.4 All open spaces shall be thoroughly screened from abutting residential properties through planted or structured screening systems, except for key circulation and connections to adjacent areas. Refer to Section 8 for further requirements.

Common Open Space

5.5 All areas used to satisfy common open space requirements shall comply with the minimum standards of one of the following open space types. Refer to Appendix B for detailed definitions and standards of each type.

- Community Plazas and Commons
- Neighborhood Parks and Recreational Amenity Areas
- Courtyards
- Building Forecourts
- Pocket Parks
- Paseos
- Building Pass-throughs
- Alleyways / Green Alleys
- Shared Yards
- Terraces and Decks
- Rooftop Decks
- Green Roofs

5.6 All common open spaces shall include a combination of hard paved surfaces and soft landscaped areas. Refer to Appendix B for space-by-space landscape requirements for each type of open space

5.7 All common open space areas shall be designed to mitigate the effects of building glare, daytime sunlight, and heat by incorporating trees and/or shade structures, such as arbors and gazebos. It is encouraged to locate shading in open space

areas where it can be most effective, such as near seating areas or along circulation routes. Constructed shade structures or projections from adjacent buildings shall cover no more than 50% of any open space, except for building passthroughs.

5.8 Programming intent shall be provided for all common open space areas. Programming shall include active and passive types of programming appropriate to the scale of the development, refer to Appendix B for space-by-space requirements for each type of open space. Such programming may include, but is not limited to:

Passive Programming:

- Walking / trails
- Outdoor dining / moveable tables and chairs
- Fixed seating (small gathering and individual hang out)
- Multi-purpose seating / flexible gathering
- Barbeque and picnic facilities
- Community gardens
- Visual / experiential gardens
- Outdoor art / art walk
- Open, pastoral green spaces
- Pop-up or rotating events and activities (eg Farmer's markets, seasonal events, etc)

Active Programming:

- Playgrounds / kids' play equipment
- Dog parks
- Spas and Swimming pools
- Interactive water features
- Sports courts (tennis, basketball, pickleball, etc)
- Sports fields (baseball, soccer, football, etc).

5.9 Projects on properties greater than 5 acres in the C-2 zone, or 2 acres in the DBD zone, shall provide at least one publicly-accessible common open space that satisfies the standards of one of the open space types in Tiers 1-4 in the Common Open Space Summary Matrix.

5.10 All common open space types whose access is listed as only "Public" in the Common Open Space Summary Matrix shall be publicly accessible during business hours of the adjacent use, or consistent with City park hours of operation, unless approved by the Director.

5.11 Top of building rooftop spaces (rooftop decks and green roofs) shall satisfy no more than 25% of the overall common open space area requirements. An exception to this standard may be granted for buildings on lots of 10,000 square feet or less in block-scale zones.

5.12 In house-scale zones, at least 25% of the overall common open space area requirements must be met through ground-level open spaces.

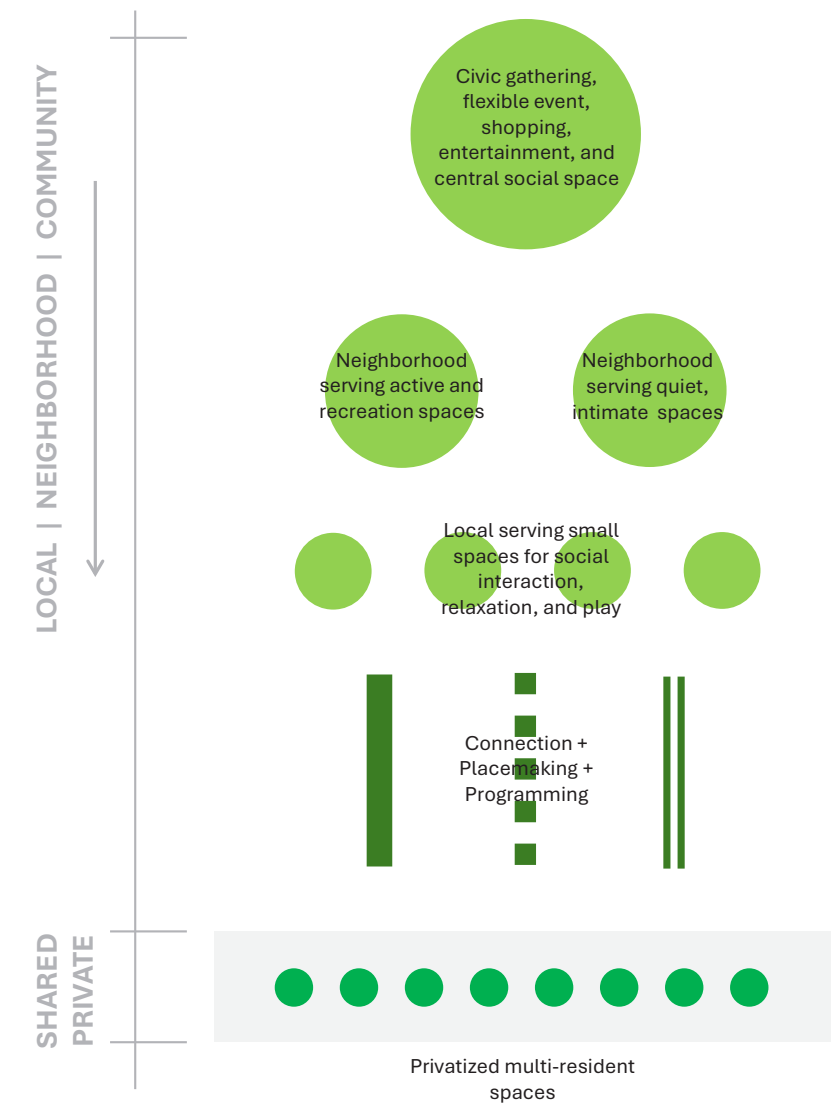
5.13 At the discretion of the Director, up to 25% of the overall common open space area requirements may be reduced from the project requirements if they determine that the project effectively uses a diversity of common open space types and scales to broaden usership by residents, attract visitors, support mixed-use development, and better contextually connect developments to key adjacent areas.

Private Open Space

5.14 All areas used to satisfy private open space requirements shall comply with the minimum standards of one of the following open space types. Refer to Appendix C for detailed definitions and standards of each type.

- Balconies (covered or uncovered)
- Patios
- Private Rooftop Decks
- Private Yards
- Porches

Section 5: Open Space



Common Open Space Hierarchy

Tier 1: Primary Open Spaces

- Community Plazas and Commons

Tier 2: Secondary Open Spaces

- Neighborhood Parks and Recreational Amenity Areas
- Courtyards

Tier 3: Tertiary Open Spaces

- Building Forecourts
- Pocket Parks

Tier 4: Open Space Connectors

- Paseos
- Building Passthroughs
- Alleyways / Green Alleys

Tier 5: Privately Accessible Open Spaces

- Shared Yards
- Terraces and Decks
- Rooftop Decks
- Green Roofs

Common Open Space Type	Users	Zone Context	Access	Development Frontage	Programming	Min. Landscaping	Min. Size
Tier 1: Primary Open Spaces							
Community Plazas and Commons	Community	Block	Public	Retail / Commercial	Passive	25% planted area, tree planting required	2,500 - 5,000 SF
Tier 2: Secondary Open Spaces							
Neighborhood Parks and Recreational Amenity Areas	Neighborhood	House or Block	Public or Shared Private	Primarily Residential, All Uses Allowed	Active / Passive	50% planted area, tree planting required	1,000 SF
Courtyards	Neighborhood	House or Block	Public or Shared Private	Primarily Residential, All Uses Allowed; buildings must define at least two edges of the space	Primarily Passive	25% planted area, tree planting required	600 SF
Tier 3: Tertiary Open Spaces							
Building Forecourts	Local	House or Block	Public or Shared Private	All Uses	Passive	25% planted area, tree planting required	200 SF
Pocket Parks	Local	House or Block	Public or Shared Private	Primarily Residential	Active / Passive	50% planted area, tree planting required	360 SF
Tier 4: Open Space Connectors							
Paseos	Connection	House or Block	Public	All Uses	Passive	15% planted area, no tree planting requirements	15' wide or wider for fire access
Building Passthroughs	Connection	House or Block	Public	All Uses	Passive	No planted area or tree planting requirements	10' wide
Alleyways / Green Alleys	Connection	House or Block	Public	All Uses	Passive	Planting areas encouraged but not required, no tree planting requirements	20' wide
Tier 5: Privately Accessible Open Spaces							
Shared Yards	Local	House	Shared Private	Residential	Passive / Light Active	15% planted area, tree planting required	Various requirements based on lot size
Terraces and Decks	Local	House or Block	Shared Private	Residential	Passive / Light Active	15% planted area, tree planting encouraged but not required	360 SF
Rooftop Decks	Local	House or Block	Shared Private	Residential	Passive / Light Active	15% planted area, tree planting encouraged but not required	25% deck area house scale zone, 75% deck area block scale zone
Green Roofs	Local	House or Block	Shared Private	Residential	N/A	75% planted area, tree planting encouraged but not required	Full rooftop minus edge setbacks

Common Open Space Summary Matrix

Section 6: Entries

INTENT

Primary building entries should be clearly identifiable, well articulated, and oriented toward the public realm in order to support pedestrian activity and intuitive wayfinding. Entries should be located along public sidewalks, paseos, plazas, or other publicly accessible open spaces, and should establish a direct, visible connection between the building interior and surrounding streets and open spaces. Architectural elements, lighting, signage, and changes in material or form should be used to emphasize entry locations and create a welcoming, human-scaled arrival experience.

Building entries should be integrated with pedestrian circulation systems and should be designed to minimize conflicts with vehicular access and service areas. Where buildings include multiple entrances, primary pedestrian entries should be distinguished from secondary or service entries through placement, design, and orientation. Overall, entries should reinforce street activation, enhance safety through visibility and activity, and contribute to an active, engaging public realm.

STANDARDS

Entry Locations

- 6.1** Primary entries to any nonresidential use, and any primary residential entry serving multiple units, shall be emphasized and oriented to the street, or common open spaces categorized under Tiers 1-4 in Section 5. Secondary entries may be from parking areas, the rear of the building or alleys.
- 6.2** Residential entrances serving more than one unit shall enter into a lobby, mailroom, shared vestibule or community space.

Entry Design

- 6.3** Primary sidewalk entrances to public-serving commercial uses shall be unlocked for the entire duration that the commercial facility is open.
- 6.4** Primary building entrances shall incorporate two or more of the following design elements:
- A change in wall plane - recessed or projecting - of a minimum of three feet
 - Wall articulation, such as pilasters or cornices, trim element, or additional painted or relief detail around the entry
 - A canopy or awning above the building entry with a minimum projection of 2 feet from the wall plane and a minimum width equal to the width of the entry door.
 - Break in the building massing or a portal enabling visibility into a courtyard that provides access to units.
 - Transparent windows or openings enabling visibility into interior spaces (a minimum ground floor transparency of 50% within 20 ft of entrance).
 - A landing, deck, or stoop with a minimum depth of six feet and minimum width of eight feet, if allowed by the appropriate Frontage Type. Ensures visibility into lobbies or units, making the entry more inviting and active.

- 6.5** In mixed use projects, when residential and commercial uses are combined in the same structure, separate entrances shall be provided for each use. To improve wayfinding, different entrance design elements (from the menu in 6.5) or different application of these elements shall be used for residential and commercial uses. Entries can be accessed from an alley, courtyard, or on a side street on sites with two or more street exposures.

- 6.6** Additionally, primary building entrances, such as lobby entrances, shall be highlighted through greater transparency than other portions of the façade, and/or a lighting strategy which emphasizes this location. Building/user identification or address signage shall also be provided in the vicinity of the entrance.

Security Features

- 6.7** Security gates and grilles, and their associated housing mechanisms, shall be fully concealed from the public right-of-way during business hours. Additionally, any such gate or grille shall be at least 75% open and transparent when deployed.
- 6.8** Permanent security bars and metal doors are prohibited on ground floor entries and anywhere on the ground-floor street or public open space frontage.



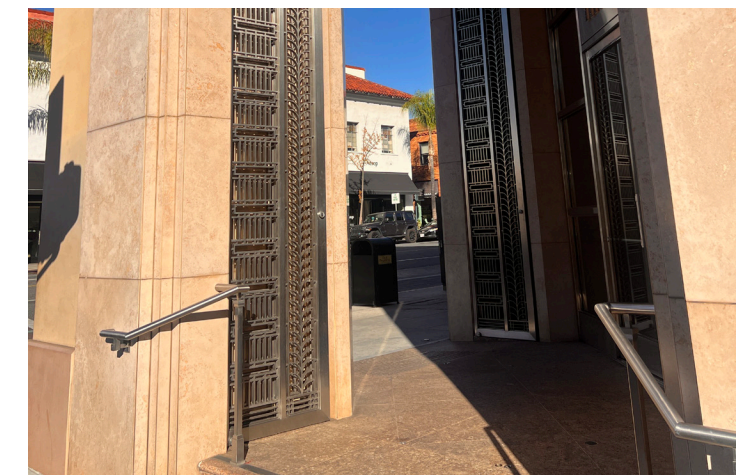
6.4: Building entry accentuated with wall articulation, massing break and portal interior courtyard



6.4: Building entry accentuated with corner location, wall articulation, projecting element and increased transparency



6.6: Separate entrances provided for mixed use developments



6.8: Hidden security grille

Section 7: Exterior Lighting

INTENT

Exterior lighting should be designed to promote high-quality illumination while ensuring the efficient use of energy to minimize light pollution, glare, and light trespass. Each project should have adequate lighting to support safety and visibility, with particular emphasis on walkways, driveways, building entrances, parking areas, and open spaces.

All exterior lighting fixtures should be decorative in nature and compatible with the architectural character of the building. Site lighting should be arranged and shielded to prevent adverse impacts on surrounding or neighboring properties. Where appropriate, accent lighting may be incorporated to highlight key architectural or landscape features and enhance the overall nighttime environment without generating glare or spillover.

STANDARDS

7.1 Lighting along exterior walkways, driveways, building entrances, and parking surfaces shall provide a minimum illumination level of 1.0 foot-candle and shall not exceed 3.0 foot-candles, measured at the finished surface during hours of darkness, defined as one-half hour before dusk until one-half hour after dawn.

7.2 Lighting type, placement, and orientation shall be designed to prevent direct glare onto adjoining properties, public rights-of-way, and the night sky. All site and building lighting shall be designed, located, and lamped to comply with the following requirements:

- a. Illumination levels shall not exceed 0.3 foot-candles measured beyond any property line boundary
- b. Not less than 90 percent of all light output shall be directed downward
- c. All exterior lighting fixtures shall be fully shielded and shall incorporate blinders, shades, or comparable devices to prevent glare and light spill onto adjacent properties

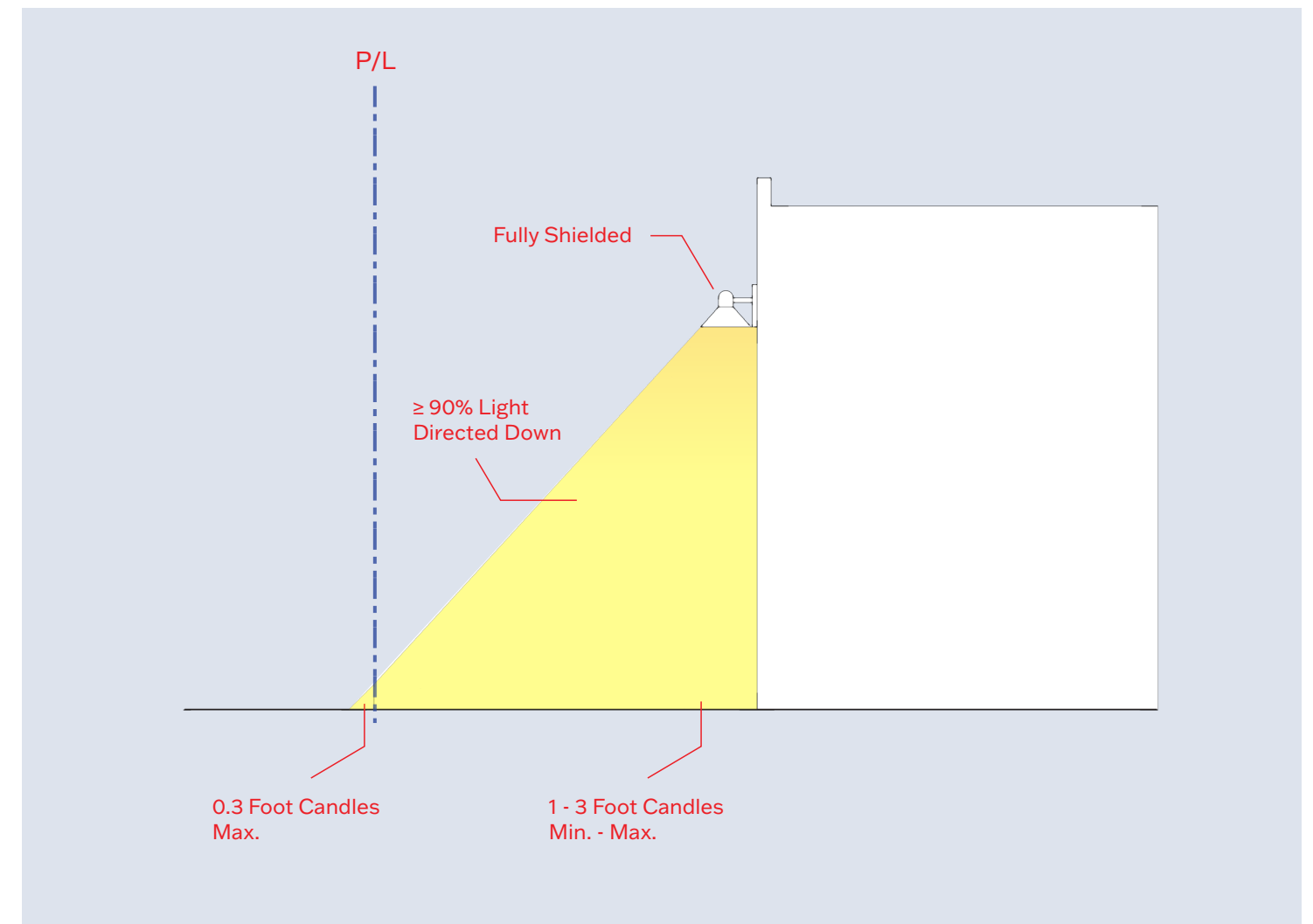
7.3 All exterior lighting shall be equipped with automatic dusk-to-dawn control systems which may include sensors, timers, motion detectors, or equivalent automatic shut-off controls.

7.4 The following lighting types and design features shall not be permitted on any building:

- a. Strip lighting concealed or inserted within building wall planes, or installed within roof eaves, shall not be permitted.
- b. Spot lighting or broadcast lighting shall not be permitted
- c. Animated or flashing lighting shall not be permitted
- d. Uplighting on residential dwelling units shall not be permitted, except for focused or accent lighting solely to highlight specific architectural features of a building.

7.5 All exterior lighting shall use light sources with a correlated color temperature of 3000 Kelvin or lower to minimize blue-light emissions.

7.6 Landscape lighting fixtures shall not exceed four feet in height when located within planting areas or along pedestrian pathways and shall be setback a minimum of five feet in any direction from residential windows, patios, or private open spaces.



7.2: Illumination Standards

Section 8: Walls and Fences

INTENT

Walls and fencing serve an important role in shaping a cohesive and pedestrian-oriented environment. Their use supports property protection, enhances privacy, reduces noise, and contributes to an attractive visual setting. Walls and fences are appropriate for screening automobile parking, loading and storage areas, utility equipment, and for buffering residential uses from adjacent activities.

These features should remain as low as practicable while still fulfilling their screening and security functions. When used as screening elements, walls and fencing should be designed to complement the site's architectural character and incorporate architectural detailing consistent with the overall development. Wherever feasible, landscaping should be integrated with wall and fencing design to soften visual impact, reinforce site aesthetics, and improve the public realm.

STANDARDS

Screening

8.1 Surface parking lots and open parking structures shall be screened from public streets and adjacent residential properties by a continuous fence, wall, and/or landscape buffer. All required fencing and wall elements shall be designed in accordance with the applicable frontage type standards as identified in Appendix A.

Wall and Fence Height

8.2 Walls, including retaining walls, and fencing shall not exceed 42 inches in height when located within 20 feet of the front property line or edge of any public street right-of-way, whichever is greater, and shall not exceed 6 feet in height within required interior setbacks. All required fencing and wall elements shall be designed in accordance with the applicable frontage type standards as identified in Appendix A.

8.3 An exception to the maximum fence height within 20 feet of the front property line or edge of any public street right-of-way, whichever is greater, may be approved by the Director when such fence surrounds a common open space. The fencing shall be visually transparent, decorative and appropriate to the context and needed access controls.

8.4 The following fence elements are permitted to exceed the maximum height specified in 8.2 by no more than 12 inches, inclusive of pilaster caps, post caps, and integrated lighting fixtures, and shall comply with the following dimensional requirements:

- Wood, metal, or vinyl (PVC) post shall not exceed 6 inches by 6 inches in cross-section
- Masonry or concrete post / pilaster shall not exceed 18 inch by 18 inch in cross-section
- Fence posts shall be spaced a minimum of 6 feet apart, measured on-center
- Fence elements shall be compatible in material and/or color with the materials or architectural features used on the building(s) located on the site.

Design of Walls and Fences

8.5 All exposed walls shall incorporate a treated architectural finish, including, but not limited to, smooth-formed concrete, sandblasted concrete, exposed aggregate concrete, brick veneer, split-face masonry, decorative stone veneer, or a stucco-applied finish. Alternative materials or finishes that are compatible with and integrated into the design of on-site buildings may be permitted, subject to approval by the applicable reviewing authority.

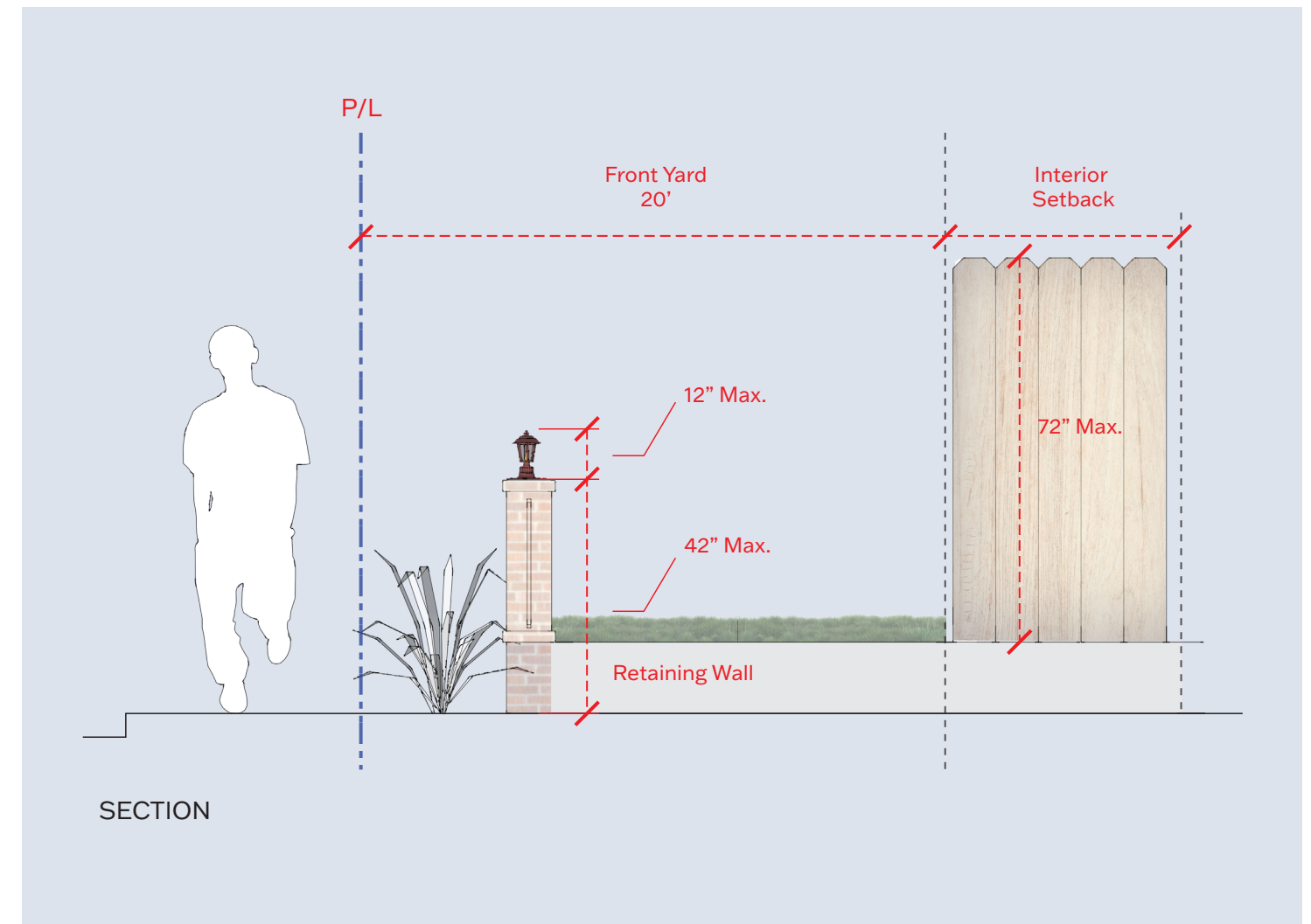
8.6 All fencing materials shall be constructed of treated wood, powder-coated or galvanized steel, wrought iron, or high-quality composite materials. Vinyl or plastic fencing, barbed wire, razor wire, and electric security fencing shall not be permitted. Chain-link fencing shall not be permitted, except when used temporarily for construction or site security during active construction activities.

8.7 Retaining walls shall be designed such that all exposed surfaces incorporate an architectural finish consistent with the materials and treatments identified in 8.5.

8.8 Fencing materials shall not utilize reflective, glossy, or glaring finishes or colors.

Location of Walls and Fences

8.9 All fencing shall be installed with the finished side oriented toward public streets and adjacent properties.



8.2, 8.3: Maximum wall and fence height

Section 9: Loading Areas, Trash and Utilities

INTENT

The design and placement of loading areas, trash enclosures, and utility equipment shall incorporate effective screening techniques to minimize visual, noise, and privacy impacts on surrounding properties and public rights-of-way. These elements shall contribute to an orderly and visually cohesive site environment. To support a high-quality pedestrian realm, commercial loading areas and trash enclosures shall be enclosed or otherwise screened and positioned out of view from public streets to the greatest extent feasible. Utility meters, electrical panels, transformers, and comparable equipment shall be sited in a manner that respects the experience of the public realm and adjacent buildings, and, when possible, located away from primary building frontages.

STANDARDS

Commercial Loading Areas

9.1 In mixed-use projects, loading areas shall be permitted only for projects with non-residential uses that exceed 10,000 square feet of total floor area.

Screening Loading Areas

9.2 Commercial loading areas shall be screened from surrounding properties and public rights-of-way by a fence, wall, and/or landscape buffer designed to minimize visual, noise, and privacy impacts. Commercial loading areas shall be located and accessed from secondary or tertiary streets where feasible, and shall not be located along a primary street frontage.

Trash Enclosures & Location

9.3 All refuse, solid waste, recycling, compost, and green waste bins or containers shall be fully screened on all sides from public rights-of-way by a solid fence or wall with a minimum height of five and one-half (5½) feet. Trash enclosures may include one or more solid access gates, which shall remain closed at all times except during active loading or unloading operations.

9.4 Trash enclosures shall be located within two hundred (200) feet of an access point to the building they serve and shall not be located in any of the following areas:

- Within 25 feet of a required front or street-side setback
- Between any building and the public street or sidewalk
- Within required landscaped areas, pedestrian pathways, driveways, or common open space areas
- Within any required parking space

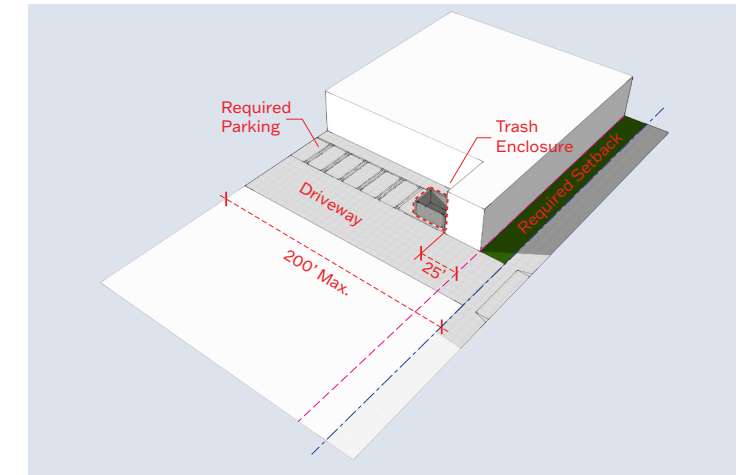
Utility Location

9.5 Roof-mounted equipment shall be fully screened by parapets or other roof structures that are at least as tall as the highest part of the mechanical equipment, or the equipment shall be set back a minimum of 10 feet from the roof edge. Roof-mounted solar energy systems and panels may be permitted without screening, subject to approval by the applicable reviewing authority.

9.6 All attached and free-standing equipment shall be fully screened from public view by fencing or landscaping that is equal to or greater in height than the highest point of the equipment, or painted to match the adjacent building structure. If any of these options is prohibited by applicable building, fire, electrical, or plumbing codes, an alternate option shall be used. Where fencing is used for screening, adequate clearance and access gates shall be provided in compliance with applicable codes. Electric vehicle charging equipment shall be exempt from this requirement.



9.3: Loading area provided an alley avoid street exposure



9.4: Trash enclosure location standards

Appendix A: Frontage Standards

A.1 Shopfront

Applicable Uses: Retail, Office, Residential Amenity

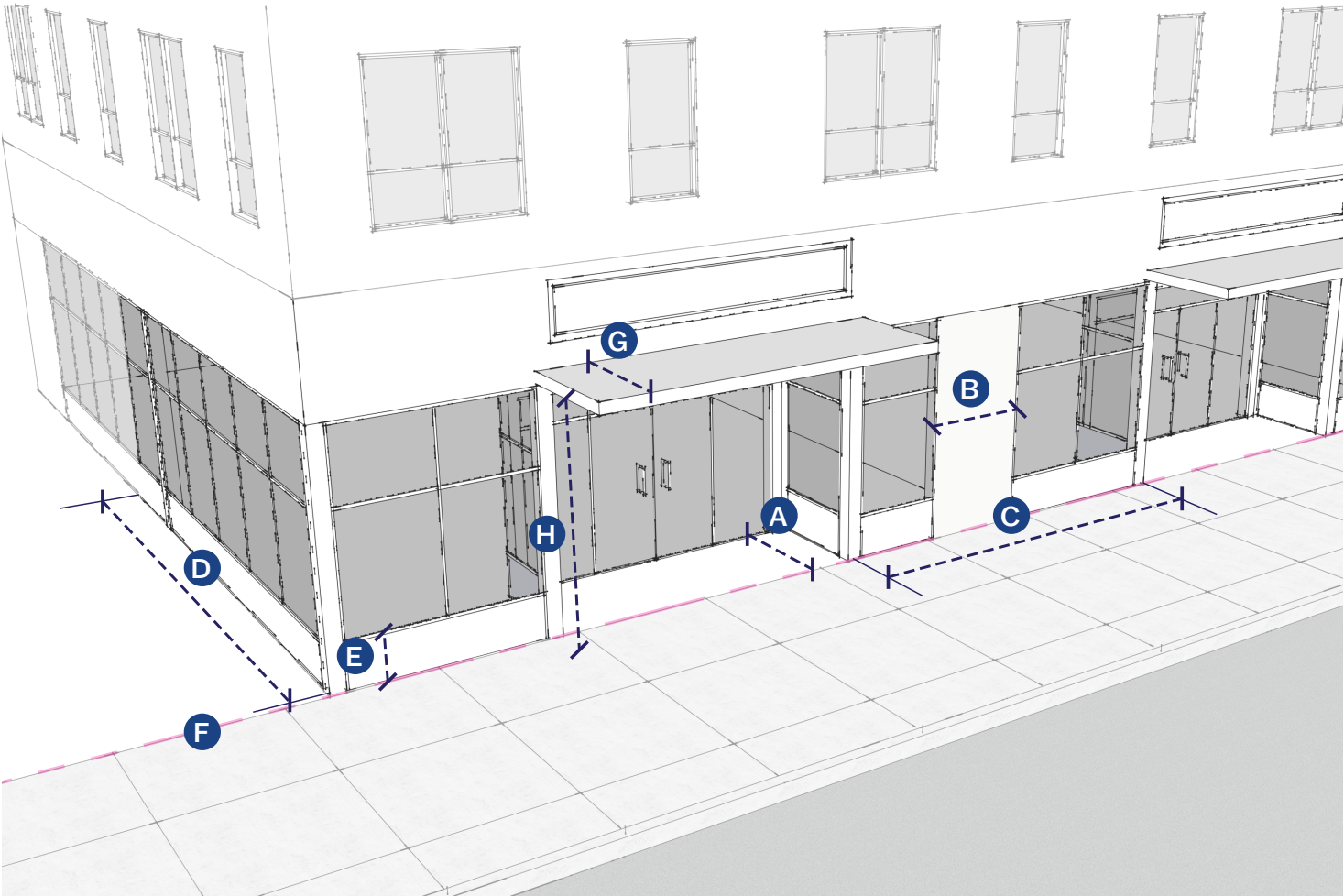
The main façade of the building is near the right-of-way with an at-grade entrance along the sidewalk. This frontage type is intended for active ground floor uses and has substantial glazing at the ground level. Awnings should be incorporated unless site conditions or design strategy preclude them.

Required Dimensions	
Depth, Recessed Entries (A)	5 ft max., behind building shopfront line
Distance Between Windows (B)	20 ft max.
Distance Between Entries (C)	75 ft max. in the DBD zone. No requirement in the C-2 zone.
Continuation of Shopfront Frontage Type around corner (D)	25 ft min.
Height, Bulkhead (E)	1.5 ft. min, 2 ft max.
Building setback from property line (F)	0 ft min., 1.5 ft max. in the DBD zone, except when using open space type. In the C-2 zone, min setback of the zone, no max.
Awning Depth (G)	6 ft min
Awning Height (H)	9 ft min., max. is the midpoint between the top of highest window of the ground floor and the window sill of the second
Transparency, Ground Floor	65% min.

Other Standards
Per CalGreen building code, awnings are required on all south-facing storefronts.

Ground-floor elevation shall be level with adjacent sidewalk at the entry.

Notes
The Planning Division and Public Works Department may reduce the allowed awning depth if warranted by local conditions.



Appendix A: Frontage Standards

A.2 Common Entry

Applicable Uses: Residential Lobby and Amenity, Office

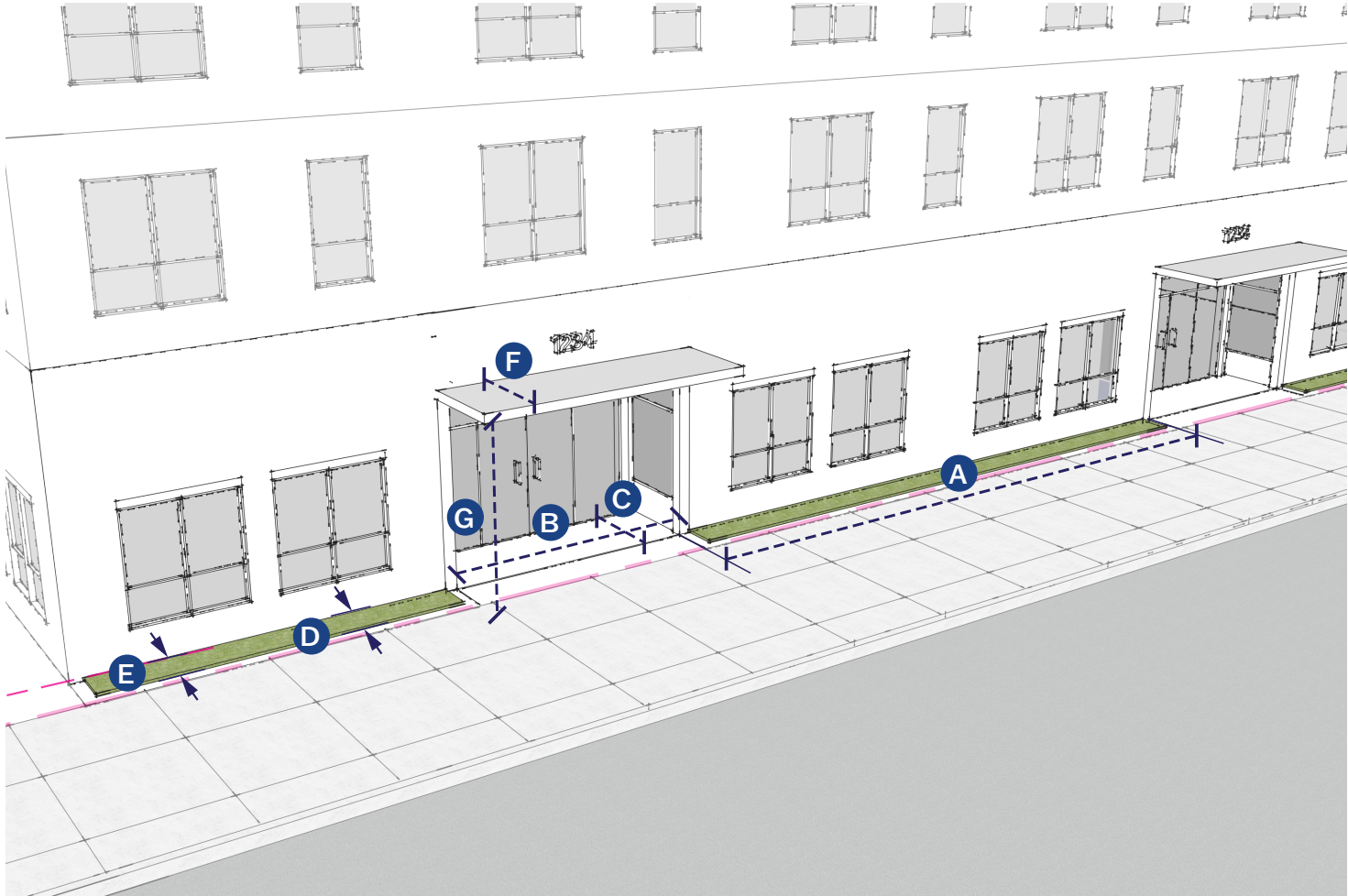
This frontage type is intended for office, civic or residential uses which are accessed through centralized building or site entries located directly on the sidewalk. The entry enters into a lobby, community room or reception area. Between entries, individual offices, gyms, meeting rooms and other such spaces line the ground-floor frontage. In developments with ground-floor office uses, common space areas are oriented toward the street in order to ensure compatibility with a transparent frontage.

Required Dimensions	
Distance Between Entries (A)	100 ft max.
Width, Entries (B)	5 ft min., 15 ft max.
Depth, Recessed Entries (C)	1.5 ft min., 8 ft max.
Width, Landscaping (D)	3 ft min., 20 ft max.
Building Setback from Property Line (E)	Min setback applicable to the zone. 10 ft max. in block-scale zones, 20 ft in house-scale zones.
Awning Depth (F)	2 ft min.
Awning Height (G)	9 ft min.
Transparency, Ground Floor	55%

Other Standards

Planting width may be filled with movable planter boxes or with landscaping planted in the ground. Planter boxes and landscaping may not block any of the required minimum transparency of the frontage.

Pathway between sidewalk and entry shall be direct.



Appendix A: Frontage Standards

A.3 Stoop

Applicable Uses: Residential

The main facade of the building is near the right-of-way and the stoop engages the sidewalk. This frontage type is elevated above the sidewalk to ensure privacy within the building. The entrance is usually an exterior stair and landing.

Required Dimensions	
Width, Clear (A)	4 ft min., 10 ft max.
Depth, Clear (B)	4 ft min., 8 ft max.
Depth, Recessed Entries (C)	6 ft max.
Finish Level above Sidewalk (D)	1 ft min., 4 ft max.
Building Setback from Right-of- Way (E)	Min setback applicable to the zone.
Stoop Setback from Right- of-Way (F)	3 ft min., 10 ft max., in block-scale zones. 5 ft min., 10 ft max., in house-zones
Transparency, Ground Floor	35% min.

Other Standards

Stoop shall serve a single residential unit or building entry.

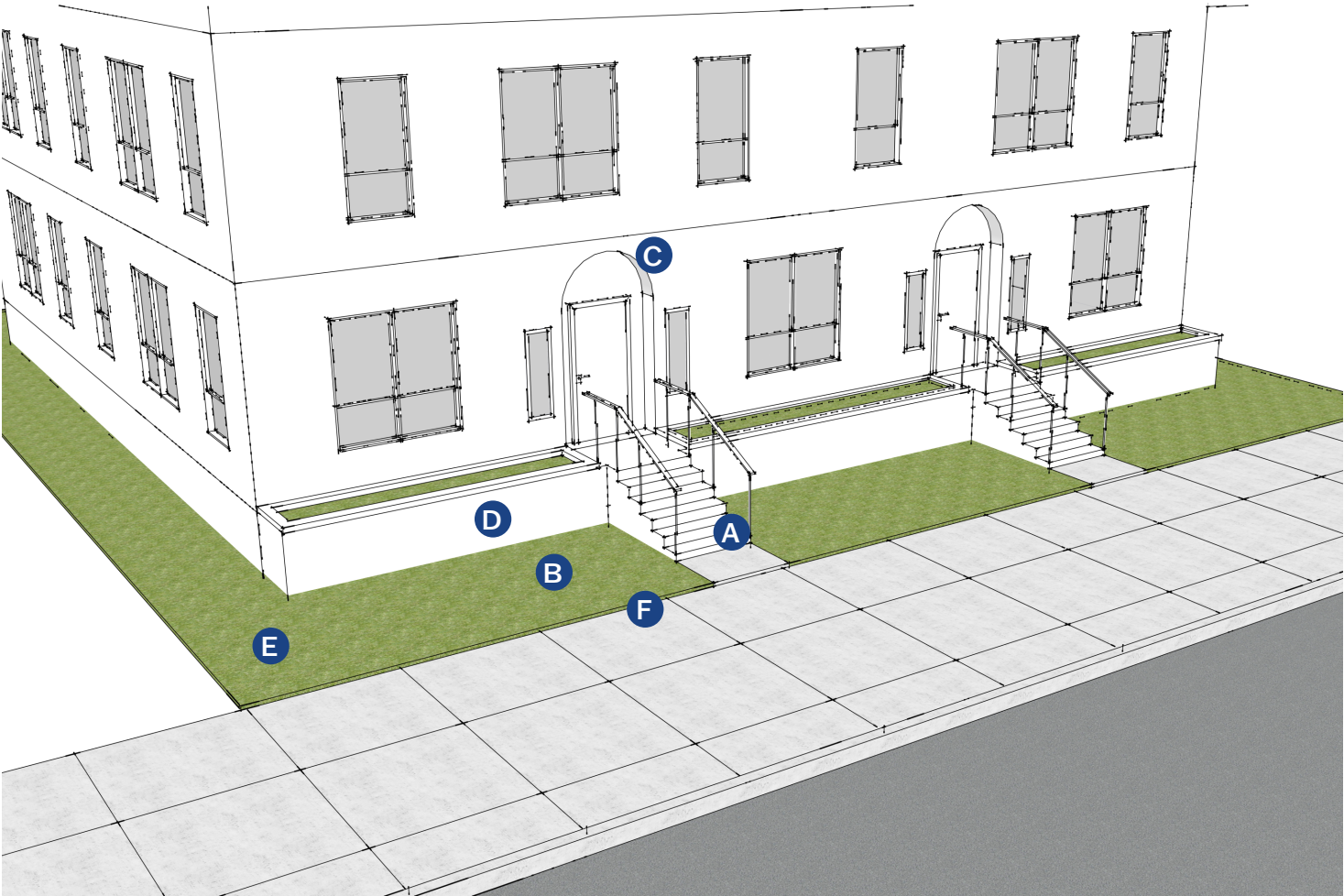
Reasonable accommodation shall be provided as appropriate.

Stairs may be perpendicular or parallel to the building façade.

Entry doors shall be covered or recessed.

All yard areas adjacent to stoops shall be filled with landscaping, and all semi-subterranean parking areas shall be hidden with landscaping.

The Director may exempt projects from the requirement in each of these frontage types to provide access from the sidewalk when compliance is infeasible or impractical.



Appendix A: Frontage Standards

A.4 Porch

Applicable Uses: Residential

The front door is accessed through a decently-sized, covered outdoor living area which provides an opportunity for seating and "eyes on the street," while maintaining significant privacy for residents. The porch accentuates residential character and provides a unifying element between single-family and modest-density multifamily structures within house-scale neighborhoods.

Required Dimensions	
Width, Clear (A)	10 ft min.
Depth, Clear (B)	6 ft min., 10 ft max.
Finish Level above Sidewalk (C)	1 ft min., 4 ft max.
Distance Between Porch Elements And Right-of-Way (D)	5 ft min., Max. is the min. setback of the zone
Building Setback from Right-of- Way (E)	Min setback applicable to the zone.
Transparency, Ground Floor	35% min.

Other Standards

Porch shall serve a single residential unit or building entry.

Porch shall be open to the air on the front and at least one other side.

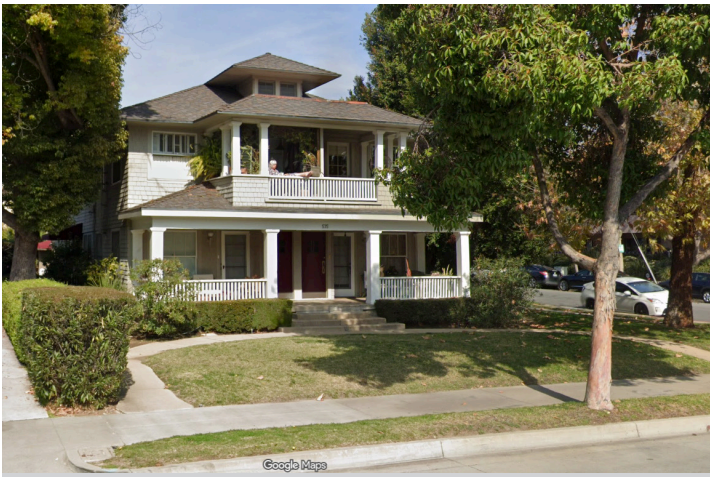
Reasonable accommodation shall be provided as appropriate.

Stairs shall be perpendicular to the building façade.

Entry doors shall be covered or recessed.

All yard areas adjacent to porches shall be filled with landscaping, and all semi-subterranean parking areas shall be hidden with landscaping.

The Director may exempt projects from the requirement in each of these frontage types to provide access from the sidewalk when compliance is infeasible or impractical.



Appendix A: Frontage Standards

A.5 Patio

Applicable Uses: Residential

Ground-floor residential units are located at-grade, but to ensure an appropriate transition between public space and the unit itself, the area between the sidewalk and building becomes an enclosed private patio, visually open to the street.

Required Dimensions	
Width, Clear (A)	15 ft min.
Depth, Clear (B)	6 ft min., 10 ft max.
Depth, Recessed Entries (C)	6 ft max.
Building Setback from Property Line (D)	Min setback applicable to the zone, but no less than 10 ft., 15 ft max.
Pedestrian Access (E)	3 ft min., 6 ft max.
Width, Landscaping (F)	2 ft min.
Height of Fence/Wall (G)	1 ft min., 3.5 ft max.

Other Standards

Patio shall serve a single residential unit or building entry.

Pedestrian access area may have a gate.

Entry doors shall be covered or recessed.

If counted toward minimum open space requirements, patio shall comply with "Patio" open space type standards.

The Director may exempt projects from the requirement in each of these frontage types to provide access from the sidewalk when compliance is infeasible or impractical.



Appendix A: Frontage Standards

A.6 Surface Parking

Parking may be supplied on the surface or in subterranean, podium or above-ground structured configurations. Where appropriate, a limited amount of the street frontage may be used for surface parking. In these cases, the parking is screened by a wall and landscaping.

Required Dimensions	
Parking Facility Width (A) as a function of Lot Width (B)	30% max (primary street), 50% max (side street), up to 150 ft
Width, Landscaping (C)	3 ft min.
Wall Height (D)	3 ft min., 4 ft max.

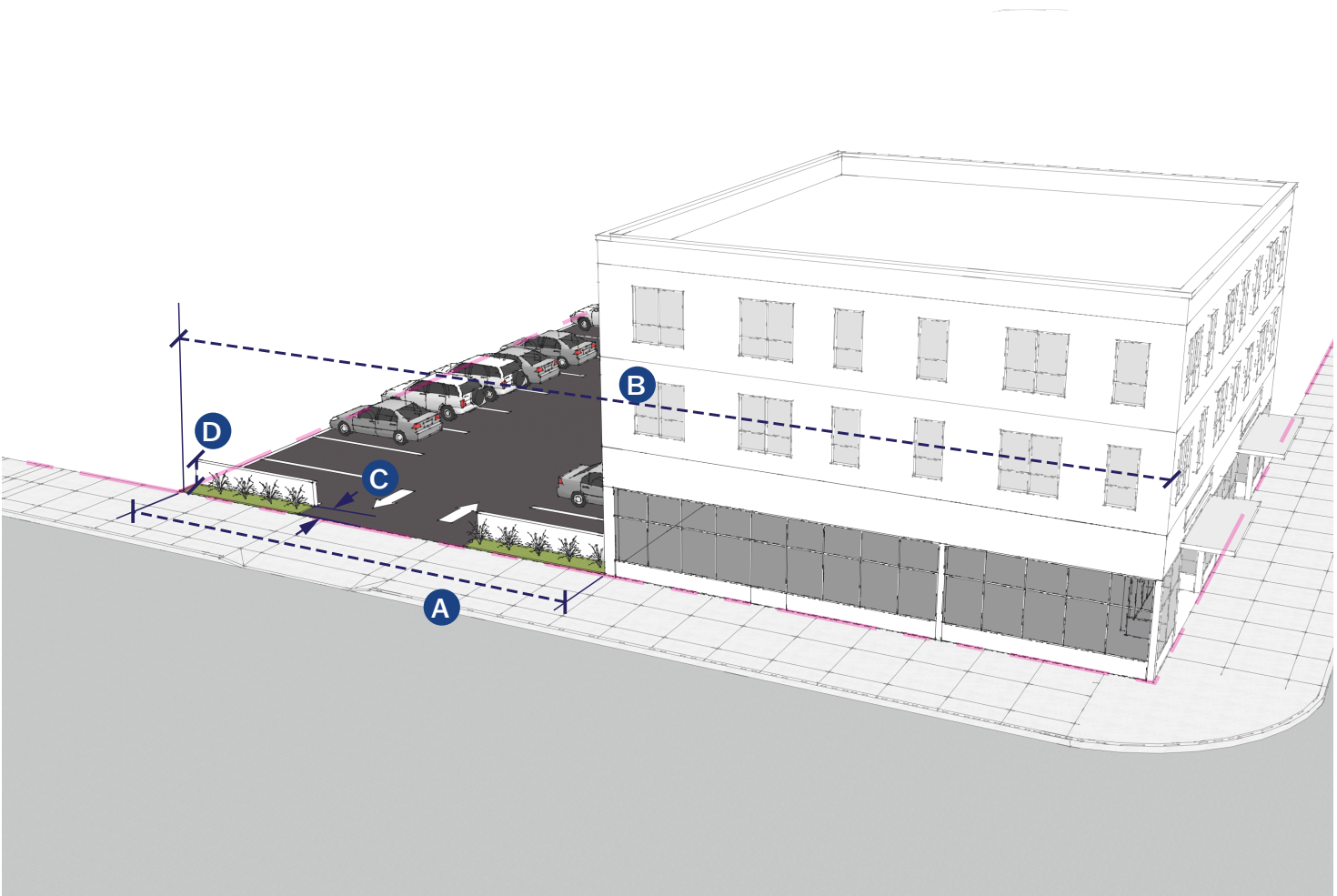
Other Standards

Parking access locations are subject to the standards set in Section 4.10.

Where this frontage type is not permitted, surface parking may not be located along the frontage of the project. Only a driveway accessing parking located behind another building on the site is permitted.

Walls shall be opaque and made of masonry.

Use of a filter strip, infiltration trench or other stormwater best management practice is encouraged over raised landscape planters.



Appendix A: Frontage Standards

A.7 Structured Parking

Structured parking may occupy a limited portion of the frontage of a building in certain areas. The height is limited and design shields from direct view of cars, while also providing softening through landscaping and limited transparency. Unlike the other frontage types, these regulations apply to structured parking on any floor of the building along a public street frontage (e.g. the second floor of a mixed-use podium building).

Required Dimensions	
Parking Facility Width (A) as a function of Lot Width (B)	30% max (primary street), 50% max (side street), up to 150 ft
Width of Landscaping on Frontage (C)	5 ft min.
Transparency, Parking Structure Ground Floor	15% min, equally distributed across structured parking elevation. All transparent openings along the ground-floor of a building shall be softened by landscaping, louvers or similar strategy.
Structured Parking Height along frontage (D)	20 ft max., (primary street)

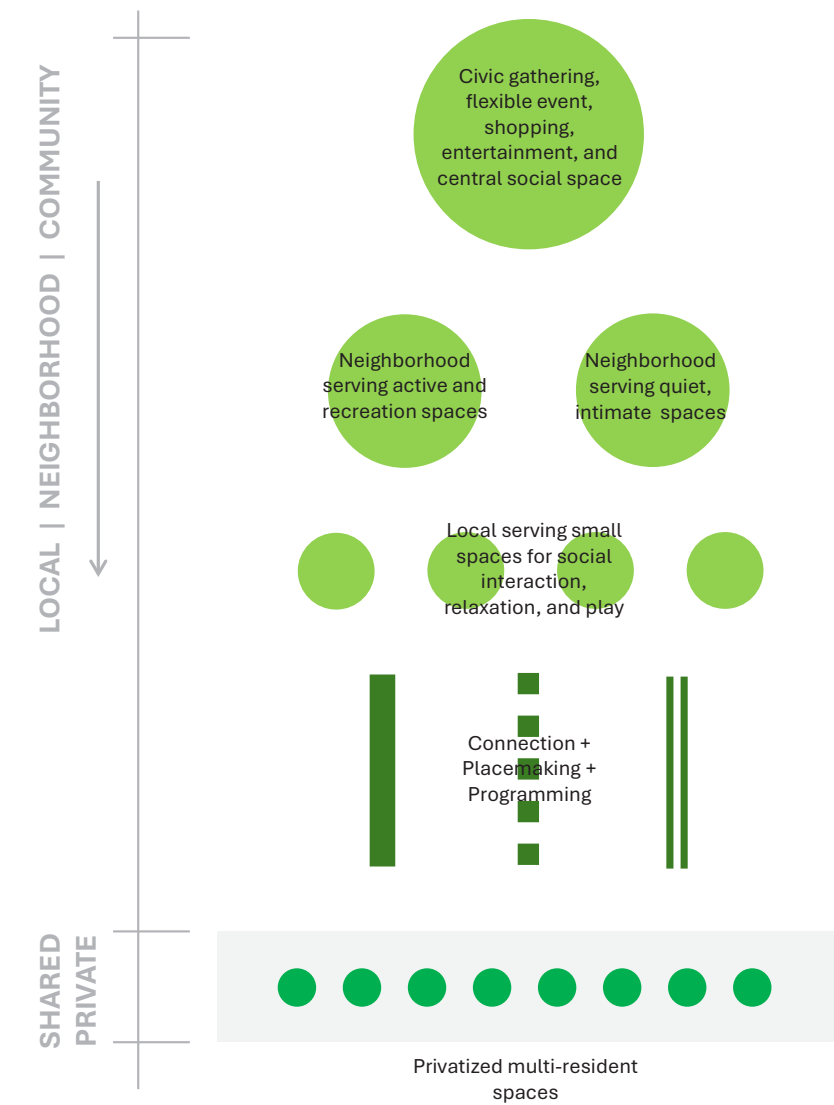
Other Standards

Structured parking garage frontages taller than 20 ft, if allowed, shall be screened or enhanced as described in 3.15.

Where this frontage type is not permitted, structured parking may not be located along the ground-floor frontage of the project. Only a driveway accessing parking located behind another building on the site is permitted.



Appendix B: Common Open Space Types



Common Open Space Hierarchy

Tier 1: Primary Open Spaces

- Community Plazas and Commons

Tier 2: Secondary Open Spaces

- Neighborhood Parks and Recreational Amenity Areas
- Courtyards

Tier 3: Tertiary Open Spaces

- Building Forecourts
- Pocket Parks

Tier 4: Open Space Connectors

- Paseos
- Building Passthroughs
- Alleyways / Green Alleys

Tier 5: Privately Accessible Open Spaces

- Shared Yards
- Terraces and Decks
- Rooftop Decks
- Green Roofs

B.1 Community Plazas and Commons

Spacious hardscaped plaza or open lawn area for civic gathering, entertainment, flexible events, and local destination; a primary community-wide amenity, focal point, and attractor intended to extend the public realm, draw in outside guests, support local retail or commercial development within the community, and be an overall central space for community interaction and events.

Size: Community Plazas to be at least 50 feet x 50 feet, Commons to be at least 5,000 square feet with one side at least 50 feet. Typically, the largest and most significant open space in a development and top of the open space hierarchy.

Location & Application: located at ground level, adjacent to or visible from a primary roadway and in a centralized development location or at the confluence of major circulation routes. Spaces should be highly visible and the centerpiece of the development.

Development Frontage: ground floor retail or commercial uses.

Access & Usage: publicly accessible. Permitted to provide barrier controls to limit public access to the space after business hours or at night consistent with city park hours of operation. Pedestrian thoroughfare and connectivity required on at least one side of the space to key circulation routes and destinations within and outside the development.

Landscape: include a minimum of 25% planted areas and a minimum of one 24-inch box tree for every 500 square feet of common open space for the first 2,500 square feet, then one 24-inch box tree for every 1,000 square feet of common open space thereafter.

Programming: generally more passive uses, intended to support community gathering, flexible events, shopping, entertainment, and other community-wide destination uses that don't include recreation or other active programming typically reserved for parks and recreational amenity areas. Refer to Section 9.8 for shortlist of potential programming options to consider when planning the space.

Additional Requirements: n/a.



Appendix B: Common Open Space Types

B.2 Neighborhood Parks and and Recreational Amenity Areas

Accessible local parks and recreation spaces offering nearby residents places for activity, exercise, play, and community connection, featuring amenities like outdoor seating and shade, green spaces, recreational facilities, barbeques/picnic, and more. They serve as essential neighborhood hubs for physical activity, social interaction, and easy access to nature, fostering healthier, more resilient communities. Designed for people living in the surrounding residential developments, usually within a quarter-mile radius or less.

Size: spaces can vary significantly in size / shape but shall have a minimum area of 1,000 square feet and a minimum dimension of 25 feet in each direction.

Location & Application: located at ground level, to be visible from an adjacent roadway or primary circulation route. Spaces intended to be accessible for all residents within a 1320' radius (1/4 mile, 5-minute walk) and can be a single space or a distributed series of spaces as required to serve the full development.

Development Frontage: primarily residential uses, can also include small or limited ground floor retail / commercial uses required to support park / amenity area programming, eg. corner shops, small cafes, vending kiosks, etc.

Access & Usage: publicly or privately accessible. Permitted to provide barrier controls to limit public access to the space after business hours or at night consistent with city park hours of operation. Public street with sidewalk, or pedestrian walkway of at least 15' width required on at least one side of the space connecting to key circulation routes and destinations within and outside the development.

Landscape: include a minimum of 50% planted areas and a minimum of one 24-inch box tree for every 500 square feet of common open space for the first 2,500 square feet, then one 24-inch box tree for every 1,000 square feet of common open space thereafter. Exceptions may be given for small spaces dedicated to dense, more active programming that provide significant community benefit.

Programming: primarily active uses with focus on serving resident recreation, activity, and social needs including sports courts, kids play, community swimming pools, picnic and barbeques, etc. Refer to 5.8 for shortlist of potential programming options to consider when planning the space.

Additional Requirements: n/a.



B.3 Courtyards

An open, unroofed outdoor area, often paved, that is partially or completely enclosed by the walls of adjacent buildings, providing a semi-private, secluded outdoor space for light, air, relaxation, or gathering.

Size: spaces shall have a minimum area of 600 square feet and a minimum dimension of at least 20' wide, with secondary dimensions relative to the height of the abutting building(s) wall. Secondary dimensions shall be: up to 2.5 stories = 30' wide, 3 to 5 stories = at least 40' wide, 6 to 8 stories = at least 1/2 the height of the tallest wall.

Location & Application: located at ground level, buildings shall define at least two edges of the courtyard space. Courtyards encouraged to be accessible from a primary roadway when requiring public access, otherwise discretionary for private access but should comply with and support all frontage and building break requirements (e.g. visibility from public street required when using paseo and Courtyard to comply with building break standard 1.3).

Development Frontage: primarily residential uses, can also include small or limited ground floor retail / commercial uses required to support Courtyard programming, eg. corner shops, small cafes, vending kiosks, etc.

Access & Usage: publicly or privately accessible when in residential frontage conditions, publicly accessible when in retail or commercial frontage conditions. Permitted to provide barrier controls to limit public access to the space after business hours or at night consistent with city park hours of operation. No specific pedestrian thoroughfare requirements for this type of space but linking Courtyard spaces to other open spaces, including other Courtyards, is always encouraged.

Landscape: include a minimum of 25% planted areas and a minimum of one 24-inch box tree for every 500 square feet of common open space for the first 2,500 square feet, then one 24-inch box tree for every 1,000 square feet of common open space thereafter.

Programming: more passive uses focused on fulfilling resident needs for quiet, intimate spaces serving as tranquil areas for relaxation, connection to nature, socializing, dining, or gardening, while also improving a building's microclimate and aesthetics by integrating indoor/outdoor living. The physical spaces may vary significantly from hardscape type courtyard plazas to more heavily planted courtyard gardens. Refer to 5.8 for shortlist of potential programming options to consider when planning the space.

Additional Requirements: n/a.



Appendix B: Common Open Space Types

B.4 Forecourts

Open, paved area directly in front of a multi-family residential or mixed-use building, serving as an entrance, gathering space, waiting / seating area, and pre-entrance space to the lobby, creating a grand approach and welcoming entry for visitors to the building. It functions as a front courtyard or terrace, designed to enhance the building's appeal and manage pedestrian flow into and out of the building

Size: spaces shall have a minimum area of 200 square feet and a minimum dimension of 10 feet in each direction.

Location & Application: located on the ground floor in front of or adjacent to a residential building entrance/lobby, a retail entrance, or an office lobby.

Development Frontage: residential, retail, or commercial uses.

Access & Usage: publicly accessible. Forecourts to provide pedestrian walkway connections to public realm facing sidewalks / walkways and any vehicular drop-off zones.

Landscape: include a minimum of 25% planted areas and a minimum of one 24-inch box tree for every 500 square feet of common open space for the first 2,500 square feet, then one 24-inch box tree for every 1,000 square feet of common open space thereafter.

Programming: primarily passive uses, including fixed and loose seating, shaded outdoor waiting areas, and transition spaces into and out of the building. Refer to 5.8 for shortlist of potential programming options to consider when planning the space.

Additional Requirements: n/a.



B.5 Pocket Parks

Small public green space, tucked into residential community areas offering residents a nearby spot for quite relaxation, play, socializing, or enjoying nature, where there may not otherwise be any park areas or space to fit them. Pocket Parks can be various sizes and shapes and can be used to transform otherwise underutilized areas into valuable community assets with seating, greening, and pathways.

Size: spaces shall have a minimum area of 360 square feet and a minimum dimension of 15 feet in each direction.

Location & Application: located at ground level, these smaller spaces are encouraged to be distributed throughout the development to provide easily accessible open space opportunities to residents without needing a sizable footprint for a full park. Spaces may also be located in any leftover or undevelopable site areas to serve residential units that may not have or are distant from any other common open spaces. Ideally some measure of smaller open spaces shall be available within a 3 min walk of all residential units, or roughly 800 feet.

Development Frontage: primarily residential uses, offering open space opportunities where they are most needed and available.

Access & Usage: publicly accessible when in retail or commercial frontage conditions; publicly or privately accessible when in residential frontage conditions. Permitted to provide barrier controls to limit public access to the space after business hours or at night consistent with city park hours of operation. Encouraged to link pocket parks to other open spaces areas through secondary connection systems.

Landscape: include a minimum of 25% planted areas and a minimum of one 24-inch box tree for every 500 square feet of common open space for the first 2,500 square feet, then one 24-inch box tree for every 1,000 square feet of common open space thereafter.

Programming: a broad range of active and passive uses to be allowed in these small, compact spaces for a more flexible distribution of communal open space needs within the development. From simple, contemplative green spaces to more targeted recreation amenities including exercise and kids' play areas, overall programming to take a comprehensive, community-wide view and utilize available space accordingly. Refer to 5.8 for shortlist of potential programming options to consider when planning the space.

Additional Requirements: n/a.



Appendix B: Common Open Space Types

B.6 Paseos

Publicly accessible, pedestrian-only pathways used to connect adjacent open spaces and create a larger district-wide network of connected and walkable spaces. Paseos can also be unique linear places programmed with elements and activities to also activate the linear stretches between larger open spaces. Paseos can include a hierarchy of widths and scales to create a rich network of major to minor connectors.

Size: minimum 15' wide, or wider as required for fire/ life safety access.

Location & Application: located at ground level, new connections intended to break up large blocks of development and create more pedestrian porosity, walkability, and programming opportunities, required to connect to public street frontage or common open space at one end minimum, preferably both ends. Any programming applied within the corridor must maintain a walkable clearance of at least 6' wide.

Development Frontage: residential, retail, or commercial uses.

Access & Usage: publicly accessible. Permitted to provide barrier controls to limit public access to the space after business hours or at night consistent with city park hours of operation.

Landscape: include a minimum of 15% planted areas, no tree planting requirements.

Programming: primarily passive uses, including furniture, building spill-out areas, outdoor dining, flexible vending, seasonal decoration, moveable planters, and other non-permanent or semi-permanent uses that can be relocated as required. Refer to 5.8 for shortlist of potential programming options to consider when planning the space.

Additional Requirements: n/a.



B.7 Passthroughs

Privately owned and maintained passageways or hallways through interior building spaces that are opened to the public and connect key adjacent open spaces and interior building spaces. Pass-through spaces are often activated to further extend the network of open spaces while also blending connectivity.

Size: minimum 10' wide or complying with interior building requirements, whichever is wider.

Location & Application: located at ground level, new connections intended to break up large blocks of development and create more pedestrian porosity, walkability, and programming opportunities through interior building spaces creating public access, required to connect to public street frontage or common open space at one end minimum, preferably both ends. Any usable programming within the corridor must maintain a walkable clearance of at least 6' wide.

Development Frontage: residential, retail, or commercial uses.

Access & Usage: publicly accessible. Permitted to provide barrier controls to limit public access to the space after business hours or at night consistent with city park hours of operation.

Landscape: no planted area or tree planting requirements.

Programming: primarily passive uses, including furniture, building spill-out areas, outdoor dining, flexible vending, seasonal decoration, moveable planters, and other non-permanent or semi-permanent uses that can be relocated as required.

Additional Requirements: n/a



Appendix B: Common Open Space Types

B.8 Alley Walkways / Green Alleys

Existing vehicular corridors for building access and back-of-house services repurposed to become more activated, pedestrian friendly spaces, creating another layer of connection, exploration and discovery. Art, seating, lighting, greening and reduction of impermeable paving all help soften and create more comfortable pedestrian spaces. Scheduled daily closure of the alley to vehicular traffic can prioritize pedestrian walkability but still maintain access for local deliveries and services during off hour times.

Size: typically existing, to comply with local roadway / vehicular access standards for new developments or minimum 20' wide for fire life safety access, whichever is greater.

Location & Application: utilize existing alleyways to create more pedestrian porosity, walkability, and programming opportunities, may only be counted toward open space requirements in block-scale or commercial zones, and spaces must exclude regular parking access and have time-limited vehicular access for service/back-of-house access; corridor spaces must be for primarily pedestrian use to count toward open space requirements. Any programming applied within the corridor must maintain a drivable clearance of at least 20' wide.

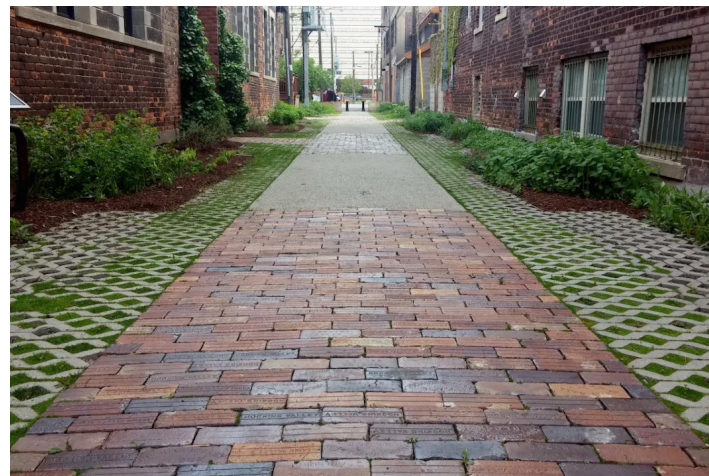
Development Frontage: residential, retail, or commercial back-of-house frontage.

Access & Usage: publicly accessible. Permitted to provide barrier controls to limit public access to the space after business hours or at night consistent with city park hours of operation. Also acceptable to limit vehicular access to designed times of the day / night to prioritize pedestrian circulation during peak hours.

Landscape: planting areas encouraged but not required, no tree planting requirements.

Programming: primarily passive uses, including furniture, building spill-out areas, outdoor dining, flexible vending, seasonal decoration, moveable planters, and other non-permanent or semi-permanent uses that can be relocated as required. Art and lighting encouraged to add expressive placemaking layers to the back-of-house spaces. Creating opportunities for landscape and greening is also encouraged to help soften spaces and promote other environmental benefits such as stormwater management, infiltration, filtering pollutants, and habitat creation.

Additional Requirements: use of permeable paving systems encouraged but not required. Asphalt paving prohibited. See parking access and service/back-of-house restrictions to being considered open space as noted above.



B.9 Shared Yards

An outdoor area associated with a grouping of homes or buildings, meant for the exclusive use of those occupants, kept separate from public or overall community access, often enclosed by fences/walls for seclusion, offering a personal outdoor retreat for relaxation or recreation away from public view. Spaces include back and side yards and are not for general community use, though legal privacy levels can depend on visibility from neighbors.

Size: at least 50% of lot dimension in one direction, and at least 25% of lot dimension, or 15', whichever is greater, in perpendicular direction.

Location & Application: located at ground level in front, back, or side yard areas surrounding and accessible from the residential unit(s).

Development Frontage: multi-family residential and individual residential units, frontage may also include residential supporting amenities such as recreation rooms, lounges, gyms, etc assuming there is egress to the yards from residential units at some points.

Access & Usage: privately accessible, shared between multiple residential units.

Landscape: include a minimum of 25% planted areas and a minimum of one 24-inch box tree.

Programming: passive residential uses such as outdoor dining, barbequing, hosting and event spill-out, casual gathering, yard games, gardening, general recreation, and other uses appropriate for private-use communal spaces shared between multiple residents, light active uses such as communal swimming pools and spas are allowed and where space allows.

Additional Requirements: n/a.



Appendix B: Common Open Space Types

B.10 Terraces and Decks

A usable open air space on top of a building, shared among building residents, used for recreation, gathering, or relaxing, offering a pleasant space for outdoor activities and views with features like furniture, plants, and other amenities, distinct from a patio by being raised above the surrounding grade or built on an exterior building level, offering an elevated vantage point and expansive views.

Size: spaces shall have a minimum area of 360 square feet and a minimum dimension of 15 feet in each direction.

Location & Application: located on upper building floors (usually the second floor or higher) on flattened external areas, interfacing and accessible from adjacent residential unit(s). Spaces may also be located on dedicated ground floor areas that are elevated as communal outdoor spaces, or on garage podiums. Decks shall be set back a minimum of 6' from any building edge overlooking a lower-density residential development.

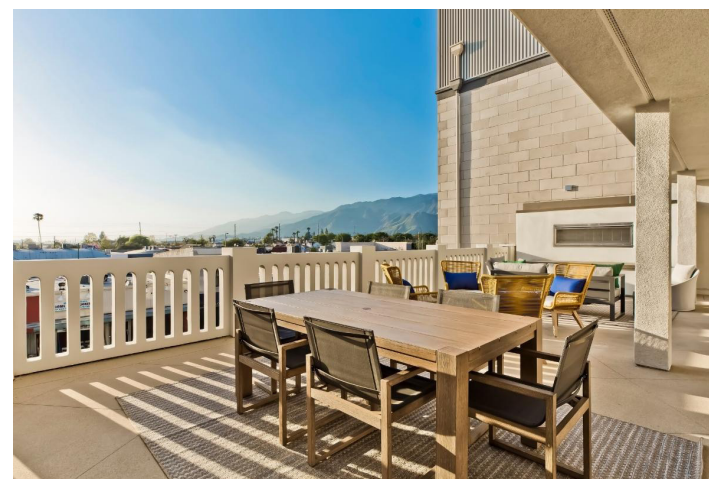
Development Frontage: multi-family residential units, or residential supporting amenities such as recreation rooms, lounges, gyms, etc assuming there is egress to the terrace and deck areas from residential units at some points. Terraces and Decks may front on patios when over podium conditions.

Access & Usage: privately accessible, shared between multiple residential units.

Landscape: include a minimum of 15% planted areas, tree planting encouraged but not required.

Programming: passive residential uses such as outdoor dining, barbecuing, hosting and event spill-out, casual gathering, deck games, gardening, general recreation, and other uses appropriate for private-use communal spaces shared between multiple residents, light active uses such as communal swimming pools and spas are allowed and where space allows.

Additional Requirements: pergola, trellis, and/or permanent shade device are allowed, the covering height for any structures not to exceed 12' in height. Any shade devices that exceed the height limit of the district shall be stepped back at least 10' from any street-facing façade. Solid roofing is not allowed over the deck space, except for roof projections from the adjacent building.



B.11 Rooftop Decks:

A paved, usable outdoor space located on a building's rooftop, shared among building residents, providing areas for relaxation, dining, or entertainment. A rooftop deck is distinct from terraces and decks in that it is found on the building's topmost roof level whereas the others are typically found on lower building levels, on podiums, or at ground level. A popular amenity for residential developments, turning underutilized rooftop areas into functional outdoor spaces. Rooftop spaces may also contain specialized on-structure planters to add greening, shade, and softscape amenities.

Size: minimum same as Terraces and Decks, maximum of total roof area for projects in house scale zones, 75% of total roof area for projects in block-scale zones. Ability to count toward minimum open space requirements limited by standard 5.9.

Location & Application: top of building rooftops. Decks shall be set back a minimum of 6' from any building edge overlooking a lower-density residential development.

Development Frontage: does not typically include residential fronting units at the rooftop level but may include residential amenity uses extending up to the rooftop level, eg. recreation rooms, lounges, gyms, etc.

Access & Usage: privately accessible, shared between multiple residential units.

Landscape: include a minimum of 15% planted areas, tree planting encouraged but not required.

Programming: passive residential uses such as outdoor dining, barbecuing, hosting and event spill-out, casual gathering, deck games, gardening, general recreation, and other uses appropriate for private-use communal spaces shared between multiple residents, light active uses such as communal swimming pools and spas are allowed and where space allows.

Additional Requirements: pergola, trellis, and/or permanent shade device are allowed, the covering height for any structures not to exceed 12' in height. Any shade devices that exceed the height limit of the district shall be stepped back at least 10' from any street-facing façade. Solid roofing is not allowed over the deck space.



Appendix B: Common Open Space Types

B.12 Green Roofs

A building roof partially or fully covered with vegetation and a growing medium (like engineered soil), creating a natural, functional ecosystem on a structure. These multi-layered on-structure systems help manage stormwater, reduce heat, improve air quality, and provide habitats, acting as an extension of the building's landscape to offer environmental and economic benefits like energy savings and longer roof life. Differentiated from a rooftop deck, terrace, or podium deck by not directly serving or meant to be used by residents, often with a passive or visual only function related to resident engagement.

Size: full rooftop spaces are permitted for use minus edge setbacks requirements. Any rooftop areas proposed to be accessible for residents must not encroach into the minimum planting area requirements for this space. Ability to count toward minimum open space requirements limited by standard 5.9; additionally, green roofs may fulfill only up to 50% of a projects common open space requirement.

Location & Application: top of building rooftops. Decks shall be set back a minimum of 6' from any building edge overlooking a lower-density residential development.

Development Frontage: typically there would be no building uses fronting this space except for access to the rooftop deck.

Access & Usage: typically not accessible to residents but small areas can be made privately accessible shared between multiple residential units.

Landscape: a minimum of 75% of deck area must be planted with groundcover / shrubs. No specific tree planting requirements, but tree planting encouraged where soil depth allows.

Programming: mostly inaccessible for use, limited areas that are accessible to have similar passive uses to terraces and decks.

Additional Requirements: n/a.



Appendix C: Private Open Space Types

C.1 Balconies (covered or uncovered)

An elevated, private outdoor space that extends the living area, offers fresh air, natural light, and views, while also adding aesthetic appeal, functioning as a mini-garden, relaxation nook, or dining spot. It serves as an extension of the home, bringing the outdoors in without requiring a yard, making it ideal for urban living conditions.

Size: at least 5' in any direction, to accommodate seating and a table.

Location & Application: located on upper floors (usually the second floor or higher), directly attached to the outside of the residential unit(s), and can be architecturally covered or uncovered.

Development Frontage: multi-family residential and individual residential units.

Access & Usage: privately accessible, for a single residential unit.

Landscape: allowed to be fully hardscape paved, no planted area or tree planting requirements.

Programming: intended to extend the living space for limited passive uses like outdoor dining, relaxation, views outward, etc.

Additional Requirements: encouraged for guardrail on longest side to be visually transparent (i.e. no solid walls)



C.2 Patios

A paved, ground-level or podium-level outdoor space that is connected to a residential unit, or in close proximity, for exclusive use of that residence. Patios can be accompanied by surrounding yards as part of the larger private outdoor open space but can also be limited to just the immediate patio space for more urban living conditions.

Size: at least 6' deep, to accommodate outdoor furniture, and at least 15' wide.

Location & Application: located at the ground floor or podium-level in fully residential conditions, or podium-level only in mixed-use development conditions where retail/commercial uses are occupying the ground floor. Patios are typically connected directly to the associated residential unit and can also be included within a larger surrounding yard on the ground floor.

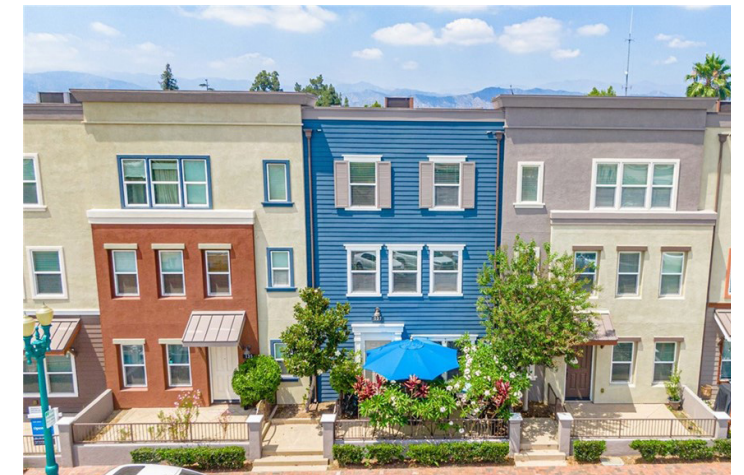
Development Frontage: multi-family residential and individual residential units.

Access & Usage: privately accessible, for a single residential unit.

Landscape: allowed to be fully hardscape paved, no planted area or tree planting requirements.

Programming: intended to extend the living space outside for limited passive uses like outdoor dining, barbeque, relaxation, casual gathering, gardening, etc.

Additional Requirements: n/a.



Appendix C: Private Open Space Types

C.3 Private Rooftop Decks

A private, usable outdoor space built on a building's rooftop areas, providing areas for relaxation, dining, or entertainment. A popular amenity for residential developments, turning underutilized roof areas into functional outdoor spaces for residents. Rooftop spaces may also contain specialized on-structure planters to add greening and softscape areas.

Size: at least 10' in any direction, to allow the deck to function as an outdoor room.

Location & Application: located on upper building floors (usually the second floor or higher) on flattened external areas, interfacing and accessible from an adjacent residential unit.

Development Frontage: multi-family residential and individual residential units.

Access & Usage: privately accessible, for a single residential unit.

Landscape: allowed to be fully hardscape paved, no planted area or tree planting requirements.

Programming: intended to extend the living space for limited passive uses like outdoor dining, barbeque, relaxation, views outward, etc.

Additional Requirements: Any shade devices that exceed the height limit of the district shall be stepped back at least 10' from any street-facing façade.



C.4 Private Yards

An outdoor area directly associated with a home or building, meant for the exclusive use of its occupants, kept separate from public access, often enclosed by fences/walls for seclusion, offering a personal outdoor retreat for relaxation or recreation away from public view. Spaces include front, back, or side yards and are for private use.

Size: at least 50% of lot dimension in one direction, and at least 25% of lot dimension, or 15', whichever is greater, in perpendicular direction.

Location & Application: located at ground level in back or side yard areas surrounding and accessible from a residential unit.

Development Frontage: individual residential unit.

Access & Usage: privately accessible, for a single residential unit.

Landscape: include a minimum of 25% planted areas and a minimum of one 24-inch box tree.

Programming: intended to extend the living space outside for limited passive uses like outdoor dining, barbeque, relaxation, casual gathering, gardening, etc. Yard areas may include a patio with the overall yard space.

Additional Requirements: n/a.



Appendix C: Private Open Space Types

C.5 Porches

A porch is a larger, often roofed structure at the front door, extending along the house, designed for outdoor living with furniture, railings, and columns, making it a functional extension of the home. Porches are for leisure and architectural grandeur.

Size: Between 6' and 10' deep and at least 10' wide, in conformity with standards in A.4.

Location & Application: Along the street frontage, within parameters given in A.4.

Development Frontage: Individual residential unit within a single-family or multifamily building.

Access & Usage: privately accessible, for a single residential unit.

Landscape: No planted area or tree requirements.

Programming: intended to extend the living space outside and provide "eyes on the street". Limited passive uses such as relaxation, casual gatherings and views to the street.

Additional Requirements: n/a.



Appendix D: Definitions

DEFINITIONS

Alley: A narrow service way, either public or private, that provides a permanently reserved but secondary means of public access. Alleys typically are located along rear property lines.

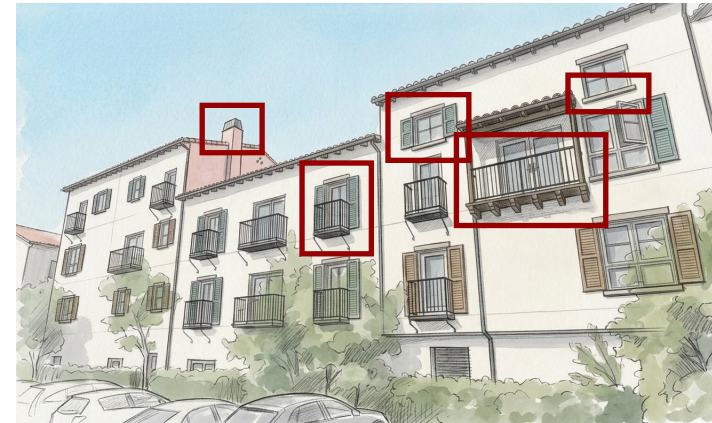
Arcade: Also known as Colonnades. A linear sequence of arches supported on piers or columns which provide a covered walkway.

Architectural Features: Towers, gables, spires, chimneys, and other such architectural elements which are not part of the structure of the building.



Architectural Feature Example: Towers, gables, and chimneys pictured.

Architectural Projection: An element that articulates the building elevations, such as architectural pop-outs, pot shelves, balconies, bay windows, eaves, enhanced window sills, shutter details, window trim, chimneys, and similar architectural features, but does not include patio covers, porches, trellises, or other accessory structures.



Architectural Projection Example: Pop-outs, balconies, window sills, shutter details, and chimneys pictured.

Base Course: The lowest horizontal band or layer of material along the bottom portion of a building façade. It functions as a visually distinct base that grounds the building and differentiates the ground level from the upper wall planes. A base course often uses heavier, more durable, or more textured materials—such as stone, brick, concrete, or masonry—to convey structural stability and withstand physical wear.



Base Course (bottom), Belt Course (middle), Cornice (top) Example

Bedroom: Any habitable room other than a bathroom, kitchen, dining room, living room or family room.

Belt Course: Also known as a stringcourse or band course. A continuous, horizontal band of masonry, stone, plaster, or other material that runs across a building façade. It typically projects slightly from the wall plane or is distinguished through material, color, or texture. Its purpose is to visually divide the façade into horizontal layers, helping to articulate massing and break down the building's scale.

Building Break In Mass: A deliberate architectural interruption in the overall bulk, scale, or continuous form of a building façade or volume.

Building Face: The outside elevation of the occupiable portion of the building.

Building Façade: The exterior face or elevation of a building, typically referring to one of its principal sides.

Common Area: The area within the development that is not designated as a residential dwelling unit, which is owned in common by property owner(s) in the development, and which is available for common use or enjoyment by all property owners in the development and their invitees. Examples include: common parking facilities, private streets, recreational areas, landscaped areas, open space areas and natural areas.

Cornice: A exterior trim located at the top of a building façade or wall, designed to visually “cap,” finish, or crown the structure. It typically extends outward from the wall plane to create a strong shadow line and provide a clear termination to the façade.

Daylit Basement: A walk-out basement, usually situated on a slope, where part of the floor is above ground. Typically with a doorway or window opening to the outside.

Depth: Wherever it is not directly illustrated, depth refers to the distance inward (away from outer edge) from a facade or other surface.

Driveway: A private roadway or access way providing vehicular access to a parking space, parking lot, garage, dwelling, or other structure.



Entablature Example

Entablature: A superstructure which lies horizontal upon pilasters or columns, and is composed of an architrave, frieze, and cornice.

Fence: A solid or open barrier other than a wall above ground intended to enclose or mark a boundary made of materials such as wood, metal, other composite materials.

Flashing: Sheet metal or other material used to cover open joints of exterior construction on a roof, such as roof valley joints or roof parapet joints, to ensure they are waterproof.

Foot-candle: A unit of illuminance or light intensity. The name conveys the illuminance cast on a surface by a one-candela source one foot away. Alternatively, it can be defined as the illuminance on a one-square foot surface of which there is a uniformly distributed flux of one lumen.

Gable End: When the ridge line of a gable-roofed house is perpendicular to the street, the roof is said to be a “gable-end roof.” This refers to both the gable and the wall below it.

Gable Roof: A roof with two (2) slopes—front and rear—joining at a single ridge line parallel to the entrance facade.

Appendix D: Definitions

Ground Floor Expression Line: A horizontal molding, projection, or other boundary articulating one portion of a façade from the portion above.



Ground Floor Expression Line Example

Hardscape: Any impervious paved surface including concrete or asphalt.

Hemmed: As it relates to metal wall panels, the edge of a single piece of metal that is folded over onto itself to create a smooth, reinforced, and safe finish.

Hip Roof: A roof with four sloped sides. The sides meet at a ridge at the center of the roof. Two (2) of the sides are trapezoidal in shape, while the remaining two (2) sides are triangular, and thus meet the ridge at its end-points.

Louvers: A series of slanted panels that control the sound, light, and airflow in a building, which typically covers plenums and other ventilation openings. Louvers typically block rain, debris, and direct sun.

Massing: A unified composition of two-dimensional shapes or three-dimensional volumes, especially one that has or gives the impression of weight, density, and bulk.

Open Space: Any parcel or area of land or water set aside, dedicated, designated, or reserved for public or private use or enjoyment.

Pane: One of the divisions of a window or door consisting of a single unit of glass set in a frame.

Parapet: A low wall, located at the top of any sudden drop in elevation, such as at the top of a building's facade.

Parkway: A vehicular passageway that provides access and circulation from a street access point into and through a parking lot to parking aisles and between parking areas.

Paseo: A public place or path designed for walking; usually tree-lined, such as a promenade or avenue.

Porch: A covered pedestrian entrance to a building, open on all three sides, which is located on the first floor level.

Porte-cochere: A vehicular passageway leading through a building or screen wall into an interior courtyard; or a porch roof projecting over a driveway at the entrance to a building and sheltering those getting in or out of vehicles.

Primary Entry: The main entrance to any building, or space within a building which is not internally linked to other spaces within a building, such as an individual residential unit or retail storefront. Secondary building entries and exits which are for emergency egress purposes only or linkages between spaces in a building do not qualify as primary entrances.

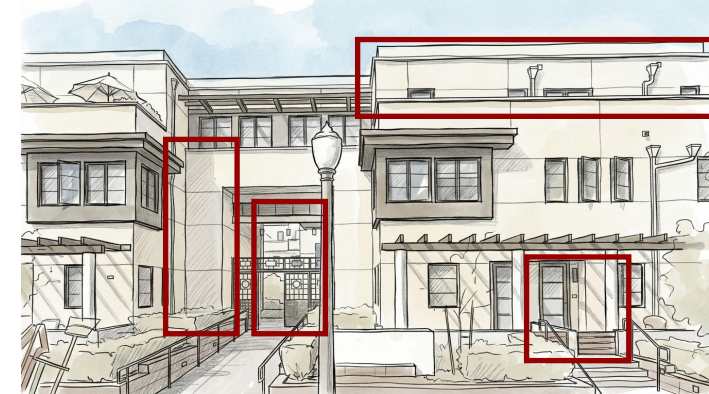
Primary Material: A material used to clad the exterior of a building as distinct from accent materials used in architectural details or features.

Primary Street: Among all streets bounding a property, the street with the highest roadway classification as defined in the City's General Plan. In the case that multiple streets bounding a property have the same roadway classification, the primary street shall be the addressed street, or as determined by the Development Services Director.

Private Open Space: Any space on a lot not enclosed in a building that is designed for leisure use. "Private open space" may include yards, courtyards, balconies, decks, and patios, but shall not include driveways, aisles, parking areas, side yard less than five feet wide, or any portion of the required front yard setback.

Reveal: A narrow, intentional recess, groove, or setback in a wall plane that creates a visible line of separation or shadow. Reveals are used to articulate

a façade, break up large surfaces, emphasize joints, or provide visual depth without altering the overall mass of a building.



Private Open Space and Reveal Example: Courts, decks, patios, and reveal pictured.

Riding and hiking trails: A trail or way designed for and used by equestrians, pedestrians and cyclists using non-motorized bicycles.

Right-of-way: A corridor, either public or private, on which a right of passage has been recorded.

Roof Deck: Common or private open space on the uppermost roof-level of a building.

Setback: The distance from a defined point or line governing the placement of buildings, structures, parking, or uses on a lot. A line established by this section to govern the placement of buildings with respect to streets, drives, buildings, sidewalks, or property lines. Interior setbacks are measured from the side or rear property lines. Street setbacks are measured from property lines.

Shared Parking: The shared use of off-street parking facilities by more than one type of land use. The same parking spaces are counted to satisfy the off-street parking requirements of more than one land use, e.g., use of the same parking facility to satisfy the off-street parking requirements of a church and an office building.

Side Street: Any street bounding a property which is not the Primary Street.

Stoop: A raised platform, approached by steps and

sometimes having a roof, at the entrance of a dwelling unit.

Street: A public or private vehicular right-of-way, other than an alley or driveway, including both local streets and arterial highways.

Swimming Pool: An artificial body of water having a depth in excess of eighteen (18) inches, designed, constructed and used for swimming, dipping or immersion purposes by men, women, or children.

Tooling: As it relates to mortar joints, is the process of compressing and shaping the fresh (partially set) mortar with a metal tool to create a dense, weather-resistant finish and a specific appearance.

Transition Detail: A designed connection, junction, or interface condition where two different materials, surfaces, building elements, or façade systems meet, such as reveals, flashing, control joints, coping, sealant joints, or trim boards.

Appendix D: Definitions

Transparency: The percentage of the façade area on a particular floor that consists of transparent glass. For the ground floor, this percentage is calculated as the transparent glass façade area between two and ten feet above finished grade divided by the total façade area within this same vertical range. For upper floors, this percentage is calculated as the transparent glass façade area divided by the total façade area between the floor level and the floor level of the next floor above.

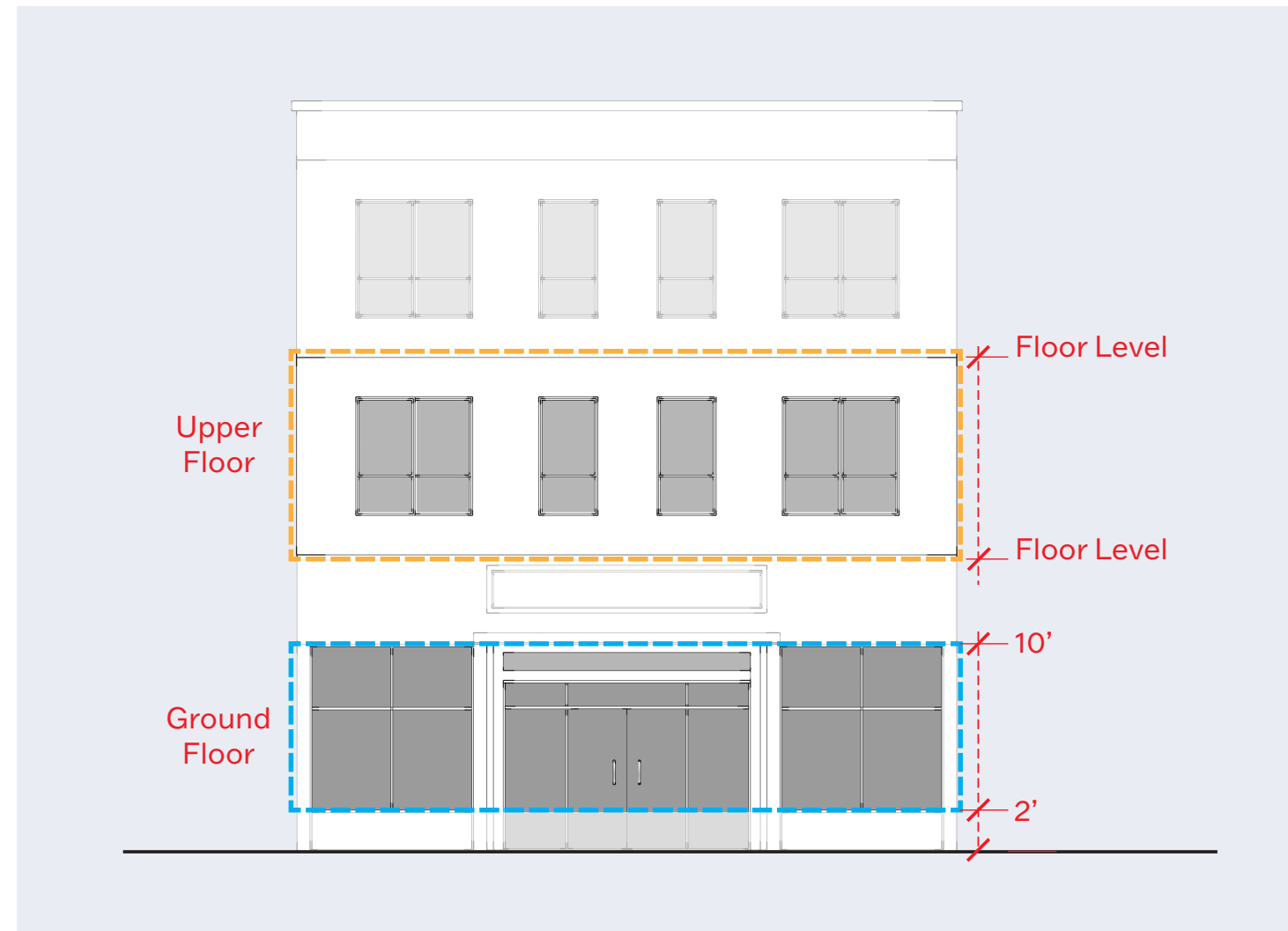
To be transparent, window and door glazing shall promote natural daylight transmission while maintaining a low-reflective glazing appearance. The minimum Visible Transmittance (VT) value for ground-floor glazing is 0.50, and the minimum VT value for upper-floor glazing is 0.30. Should the Building Code prohibit glazing that meets these VT values, the glazing with the maximum available VT value shall be used.

Usable Area: A relatively flat area having a slope of less than five (5) percent in any direction within the required setbacks.

Use: The purpose for which land or building is occupied, arranged, designed or intended, or for which either land or building is or may be occupied or maintained.

Walls: A barrier intended to mark a boundary that presents a continuous surface except where pierced with gates, doorways or decorative masonry. A wall is usually constructed of concrete block, brick, concrete, stucco, or a combination thereof.

Wall Plane: A continuous, flat surface of a wall, uninterrupted by major changes in direction, projection, or recess. It represents one “face” or “segment” of a building’s exterior or interior wall system and is typically defined by consistent alignment, material, and structural direction.



Transparency Measurement

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Memo of ODS | The Arroyo Group
SGV COG Objective Design Standards
25 September 2025



Regional Objective Design Standards Research Memorandum

To:
Brielle Salazar, Regional Housing Trust Manager
Rosalie Lansing, Management Aide
Jois Talla, Management Aide
(SGVCOG)

From:
Philip Burns, Principal and Project Manager
(The Arroyo Group)

CC:
Clare Lin, Planning Manager
Joshua Wolf, Senior Planner
Katelyn Huang, Assistant Planner
(City of Sierra Madre)

Maia McCurley, Principal Planner
Megan Wu, Associate Planner
(City of Alhambra)

Craig Hensley, Community Development Director
Jason Golding, Planning Manager
(City of Duarte)

This memorandum is submitted in fulfillment of Task 2.1 (Research) of our Scope of Work for Regional Objective Design Standards in the San Gabriel Valley Council of Governments. Background research was undertaken for three participating cities: Duarte, Alhambra, and Sierra Madre. The memorandum is based around three areas of research:

1. Existing regulatory context, design standards and experience implementing design standards in each city
2. Best practices in objective design standards from other jurisdictions and regions in California
3. Fieldwork into the built context and character of the major growth areas in each of the three participating cities
4. Identification of existing projects in the San Gabriel Valley which embody the application of potential design standards

Participating Cities Design Standards

Exhibit A describes existing design standards in each of the three participating cities. The table is organized by topic, helping us compare and contrast these standards. Relevant development standards are also included.

Duarte has the largest collection of design guidelines and standards currently on its books. The architectural and design standards in its Municipal Code which apply to all residential zones cover a wide variety of topics. This is also true of its Duarte Station and Town Center Specific Plans, which were both prepared by the City and together comprise the entirety of areas zoned for high-density (>30 du/ac) residential and mixed-use development. In all three documents, design topics are addressed with a mix of objective standards and subjective guidelines. While the subjective guidelines are not enforceable for denial of a project, or for evaluation through a ministerial project approval process, they do provide a good sense of the intent for each of these areas, and they will form a solid starting-off point for the writing of objective design standards.

Memo of ODS | The Arroyo Group
SGV COG Objective Design Standards
12 September 2025

Based on design review comment letters submitted by the City, Duarte has a mix of large-scale/institutional and mid-sized projects, with accompanying differences in the level of sophistication in design. Key issues cited in the comment letters include materiality and cohesion between colors/materials, lack of articulation/human-scaled design, appropriate use of architectural styles. The City is looking for more prescriptive and stringent standards which can address these issues.

Since the creation of the Design Review Board in 1989, Alhambra has remained committed to promoting architectural and urban design excellence through a structured and thoughtful design review process. In support of this ongoing mission, the City has recently conducted training sessions for both Board members and City staff. These sessions aim to enhance the design review process by providing guidance on assessing the completeness of architectural drawings, recognizing prevalent architectural styles, and understanding key architectural terminology. Through its continued experience, the City has recognized that the design review process serves as a vital tool for regulating aspects of design not typically addressed through other review procedures. These include considerations of the street character, neighborhood compatibility, and the cohesion of the built environment. The Design Review Board places particular importance on several key design principles: fostering human-scale street connections, ensuring building massing and scale are respectful of adjacent structures, maintaining internal consistency within architectural styles, and selecting materials and details that contribute to authenticity, durability, and contextual appropriateness. However, there are inherent challenges with this type of review: subjective reviews which can be inconsistent based on the members of the Board or the circumstances of the moment. Now the City is making the adjustment to objective design standards, first with a starter list included in its recent comprehensive zoning code update, and now with an effort concurrent to this one to develop a full set of design standards.

Sierra Madre possesses a list of mostly discretionary design guidelines for its commercial and multi-family zones. The City's unique village-like character is reinforced, however, by strict height limits and standards relating to second- and third-story articulation. The City also implemented development standards related to open space, setbacks, stepbacks and other massing and site planning considerations for its recent high density multifamily zones (20-30 du/ac) and its Religious Housing Overlay. The City has had few recent multifamily applications and little experience with design review.

Comparison Objective Design Standards

Exhibit B presents an evaluation of other objective design standards used at the municipal and regional level. While there is wide variety in the format of these documents, some of the key best practices that we gleaned from the analysis are to:

- Provide guidelines or statements of intent along with objective standards
- Provide options of different strategies to meet the intent of standards
- Use clear diagrams along with photographic examples to represent standards
- Provide definitions for architectural terms
- Take into account the context of unique cities and districts to ensure that standards are apt

The analysis contained here will help inform the RODS outline to be prepared in the next phase of the process.

Fieldwork

We conducted fieldwork to document the built character of projects and districts to fulfill two different purposes. Locations of conducted fieldwork are presented in Exhibit C.

In Exhibit D, we surveyed districts where growth and development are most expected, to determine prevailing character features that may want to be reflected in objective design standards. Across the surveyed districts, building stock generally ranges from the 1920s through the 1980s, with Alhambra's Main Street and Garfield areas showing the oldest and most historically significant structures (1920s–1950s, many with façade renovations), while Duarte's Huntington Drive and Sierra Madre's Esperanza/Suffolk corridors primarily feature mid-century commercial forms (1950s–1980s) with limited upkeep. Overall conditions are mixed but lean toward fair to good, with visible signs of aging such as roof wear, dated façades, and minimal modernization, though repainting and signage updates are common. Sierra Madre is

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Memo of ODS | The Arroyo Group
SGV COG Objective Design Standards
12 September 2025

also notable for its modest character with possible historic elements.

Exhibit E contains a field evaluation of individual projects. The individual projects in Alhambra, Duarte, and Sierra Madre reveal a mix of building types reflecting different eras and design intentions. Alhambra's McLean and Stoneman sites (102, 116, and 630 Stoneman) are early-2000s multifamily developments, generally well-maintained with consistent façades, landscaping, and no historic signifcance, while Benito Avenue represents a newer 2010s residential project with a more contemporary form. By comparison, the Solana Duarte Station, Huntington Apartments, and Olivia projects represent larger-scale, transit-oriented multifamily complexes, emphasizing modern amenities and height. Sierra Madre's Esperanza Avenue project is smaller in scale, rooted in mid-century residential fabric with modest upgrades. Together, these typologies span from suburban-style multifamily housing to urban mixed-use infill and larger transit-oriented developments, underscoring how different forms of reinvestment address local context, density goals, and market era.

As a part of this review of individual projects, we surveyed the cluster of recent (2000-present) mixed-use projects in and around the Central Business District of Alhambra. These projects give us a window into what aspects of design have been more and less successful, and how to guide future design standards for high-density mixed-use urban infill in the San Gabriel Valley. The West Main District features a collection of mixed-use developments constructed over the past 25 years, with the notable exception of a historic Art Deco building dating back to 1926. Collectively, these developments serve as a focal point that attracts visitors to the surrounding public spaces. The buildings typically exhibit a substantial base massing, where commercial activities are concentrated, while residential units are elevated on a podium level set back from the primary thoroughfares which creates a more private and secluded residential environment. Architectural elements such as arched openings and cylindrical facades are commonly used to emphasize primary entry points. The buildings also demonstrate a consistent design language, often characterized by neutral tones on the main façades, complemented by vibrant accent colors on elements such as railings and shading structures. The pedestrian environment is overall harsh and dull with a lack of softscape or landscaping at street level and limited transparency to the indoor activities or program that adds to the semi-public experience. In conclusion, this cluster of mixed-use buildings are modest and simple in their design and building form, yet still offers a balance between residential, commercial and regional spaces within a single location.

Identification of Other Projects

We also identified other projects in the San Gabriel Valley which present good examples of the application of particular design guidelines and/or standards. The projects, shown in Exhibit F, include examples of:

- Mixed-use developments with stacked flats above a ground-floor retail and parking podium
- “Wrap” style residential and mixed-use developments with stacked flats surrounding a central parking garage
- Master-planned communities
- Townhome developments
- Side-by-side double duplexes
- Courtyard multifamily developments

These projects represent potential resources that we can use to illustrate potential design standards to the public and in the final document.

Exhibit A	Duarte	Alhambra	Sierra Madre
Site Planning and Access	Duarte Station Specific Plan (Esperanza and Solana): Development that occurs in future phases shall identify and design building, open space, and circulation networks to seamlessly link with existing development. An example of this would be siting buildings and pathways to facilitate visual and physical connections from the southern edge of the Specific Plan area to the linear park and internal circulation associated with Phase I. Connectivity to Metro Station: There shall be at least two pedestrian connections from the Specific Plan area to the station platform adjacent to the fare gates, subject to California Public Utilities Commission (CPUC) and Metro approval. The connections shall be direct, unobstructed, and designed to meet all applicable accessible standards, per CPUC and Metro standards. The connections can be through public plazas, pedestrian paseos, or outdoor dining areas. A clear, unobstructed minimum travel path shall be accommodated. The pedestrian path should connect to sidewalks and other pedestrian paths within the Specific Plan area to provide a larger, integrated pedestrian circulation framework. The path of travel shall be well lighted to create a safe environment at all times. Development proposals shall include a multi-modal circulation analysis that addresses connectivity of pedestrian, bike, transit, and other circulation methods. Duarte Town Center Specific Plan: Uses should be oriented to facilitate proper transitions to surrounding buildings and adjacent uses.	West Main Corridor Master Plan: -Introduce small plazas and minor setbacks that modulate the building facade and extend the sidewalk along Main Street. -Ensure that street-oriented plazas are well-defined spaces accessible to the public	
Connectivity		Alhambra MC 23.12.136 SCREENING: The standards of this section apply to all new development and additions that expand existing floor area by 10% or more. (B) Required screening. (1) Roof-mounted equipment and duct systems. All roof-mounted equipment shall be screened according to the following standards: (a) Flat roof, partial or no parapet. Roof-mounted equipment or ducts located on a flat roof (partial or no parapet) shall be screened from view from any street, public right-of-way or adjacent property. The screening shall be solid, and shall match and complement the color scheme and architecture of the building. (b) Pitched roof. For roof-mounted equipment or ducts located on a pitched roof, the pitched roof shall be designed and constructed to accommodate roof-mounted equipment. A platform shall be constructed and recessed into the roof such that one side of the equipment shall be below the pitch of the roof. The remainder of the equipment and ducts which are above the roof pitch shall be screened from view from any street, public right-of-way or adjacent property. The screening shall be solid, and shall match and complement the color scheme and architecture of the building or roof. (c) Parapet roof. For roof-mounted equipment or ducts located on a parapet roof, the parapet roof shall be designed and constructed to accommodate roof-mounted equipment. Any portion of the equipment or ducts which are above the parapet shall be screened from view from any street, public right-of-way or adjacent property. The screening shall be solid, and shall match and complement the color scheme and architecture of the building. (2) Ground- or wall-mounted equipment. All exterior mechanical and electrical equipment shall be screened, flush mounted, or incorporated into the design of buildings so as not to be visible from public rights-of-way. Equipment to be screened includes, but is not limited to, air conditioners, heaters, pool equipment, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building. Exceptions may be granted by the Director where screening is infeasible due to health and safety or utility requirements. (3) Common property lines. A screening wall shall be provided on the interior lot lines of any lot in a Commercial or Employment Zoning District that abuts a Residential Zoning District. (a) Timing. The screening wall shall be provided at the time of new construction or expansion of buildings, or changes from one use classification to another use classification. (b) Location. Screening walls shall follow the lot line of the lot to be screened unless the Director finds that screening in another location on the lot will substantially screen the subject building, facility, or activity. (c) Height. The screening wall shall be four feet in height within the required front setback of the subject lot and adjacent to the required front setback of the adjacent residential lot and six feet in height in other locations. (d) Materials. The screening wall shall be solid masonry. All wall faces within the front setback and the wall face facing the Residential Zoning District shall not be constructed from grey smooth block, unless architecturally treated (i. e. sand finish stucco, veneer, etc.) and shall be architecturally compatible with the residential development. (C) Maintenance. Screening walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising. Where hedges are used as screening, trimming or pruning shall be employed as necessary to maintain the required and the maximum allowed height.	R-3-13 Zone (Medium/High Density Residential Zone) and RHO (Religious Housing Overlay) Zone: : Building siting should be related to nearby buildings as well as adjacent parcels. Be oriented to encourage use of outdoor areas and to be compatible with adjoining building orientation.
Screening	Duarte Station Specific Plan (Esperanza and Solana): The street pattern throughout the Specific Plan area should maximize connectivity throughout the area for vehicles, bicyclists, and pedestrians. There shall be a distinct hierarchy of circulation including streets, pedestrian walks, and alleys. These should be arranged so that visitors and residents use these streets and pedestrian walks for their primary circulation. Alleys should not be used for primary circulation to the building or unit entries, and buildings should not orient to alleys or parking areas. Duarte Town Center Specific Plan: Mixed Use Standards: Residential and non-residential vehicular and pedestrian access shall be differentiated with paving material, color, landscape buffers, etc. City of Duarte Residential architectural and design standards (applies to all residential zones): Multifamily Standards: Interior pedestrian paths shall be provided to individual units and to link units to common open space areas and parking areas. See multi-family open space standards in Section 19.10.060 (R-3 and R-4 Zones: Additional Standards). Pedestrian and vehicular entrances shall be clearly identified and easily accessible to minimize pedestrian/vehicle conflict.	Chapter 23.13 Building and Site Design Standards: Pedestrian access. On-site pedestrian circulation and access shall be provided according to the following standards. (1) Internal connections. A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities. (2) Circulation network. On-site walkways shall be connected to the public sidewalk and other planned or existing pedestrian routes. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage. (3) Pedestrian walkway design. Walkways shall be a minimum of four feet wide, shall be hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material. Alhambra MC 23.13.020 BUILDING DESIGN REQUIREMENTS: Building entrances and orientation. All buildings located in the interior of a site shall have an entrance from a pedestrian walkway that is a minimum of four feet wide and connects to a public sidewalk.	R-3-13 Zone (Medium/High Density Residential Zone): Parking areas, refuse storage, mechanical equipment and the like shall be screened by some combination of walls, plantings or earthworks.
Pedestrian Access	Duarte Station Specific Plan (Esperanza and Solana): The street pattern throughout the Specific Plan area should maximize connectivity throughout the area for vehicles, bicyclists, and pedestrians. Duarte Town Center Specific Plan: Mixed Use Standards: Residential and non-residential vehicular and pedestrian access shall be differentiated with paving material, color, landscape buffers, etc. City of Duarte Residential architectural and design standards (applies to all residential zones): Multifamily Standards: Common parking areas shall be located on the site to minimize their visibility from public rights-of-way and to be easily accessible to all residents of the development. See parking design standards in Chapter 19.38 (Off-Street Parking Regulations and Design). Pedestrian and vehicular entrances shall be clearly identified and easily accessible to minimize pedestrian/vehicle conflict. The parking area shall be designed in a manner which links it to the building and street sidewalk system, as an extension of the pedestrian environment. This can be accomplished by using design features such as walkways with enhanced paving, trellis structures and/or landscaping treatment. Carports shall be architecturally compatible with the style of development.		Commercial Zone: Review of a proposed design shall be related to the surrounding existing development with greater emphasis placed upon compatibility with adjacent development related to: e.Access
Vehicle Access			Commercial Zone: Review of a proposed design shall be related to the surrounding existing development with greater emphasis placed upon compatibility with adjacent development related to: e.Access

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre	Exhibit A	Duarte	Alhambra	Sierra Madre	
	Duarte Station Specific Plan (Esperanza and Solana): Buildings must face the street, and primary building entrances must be oriented towards the street. Side entries from entry plazas are allowed. Buildings shall maintain a strong relationship to the street, with primary building entrances oriented toward the street. City of Duarte Residential architectural and design standards (applies to all residential zones): Site design and structure orientation. a. Front entries shall be clearly identifiable and generally oriented toward the street. b. Driveways shall be placed in a manner that avoids conflict with pedestrian access from the sidewalk and shall be of sufficient depth/width to reduce undue on-street curbside guest parking. See development standards for driveways in Section 19.38.100 (Parking Space and Drive Aisle Dimensions) and Section 19.38.180 (Design Standards for Parking Lots). City of Duarte Residential architectural and design standards (applies to all residential zones): Multifamily Standards: See multi-family development standards in Section 19.10.030 (Development Standards). The main entry to the multi-family development shall be clearly delineated and identifiable, and shall be easily accessible for pedestrians from the public street. Entrances to individual residential units shall be accessible from the street or from common open space areas within the development. Windows, balconies, and similar openings shall be oriented to preserve privacy of individual units within the development. Loading and refuse/recycling collection areas shall be located so as to provide easy access to collection vehicles and to minimize noise impacts on residents. See multi-family trash and recycling facilities standards in Section 19.10.060 (R-3 and R-4 Zones: Additional Standards) and parking lot requirements in Section 19.38.050 (Off-Street Parking Space Requirements). Duarte Station Specific Plan (Esperanza and Solana): Several types including Highland Frontage, Secondary Frontage, Rail Frontage (primary and secondary), Internal Frontage, Neighborhood Frontage, Paseo Frontage. See table on page 46 of SP for detailed standard regarding frontage types. Permitted facade type for each frontage: Highland Frontage - Shopfront (required for 50%), flex, forecourt Secondary Frontage - flex, forecourt, frontyard/patio Rail Frontage primary - Shopfront, flex, forecourt, frontyard/patio Rail Frontage secondary - Shopfront, flex, forecourt, frontyard/patio Internal Frontage - flex, forecourt, frontyard/patio Neighborhood Frontage - flex, forecourt, frontyard/patio Paseo Frontage - flex, forecourt, frontyard/patio Shopfront Standards: -Maximum 5-foot recess at entrances -Minimum 70% groundfloor glazing along frontages. Primary frontage shall not use reflective and/or opaque window treatment. -Features such as outdoor dining, seating, pop-up sales, and other similar uses shall not exceed 40 feet of linear length without a separation. -Utilize awnings, coverings, and other articulated features as a part of Shopfront facade. Awnings, shade features, and other similar elements are permitted to project up to 8 feet into the right-of-way, as long as an 8-foot clear height above the sidewalk is maintained. -Shopfronts should be designed to allow for an open feel and pronounced entries that open to the immediate streetscape. -Outdoor areas adjacent to shopfront facade types should be designed to activate and allow for extensions of the use into the streetscape activity zone and pedestrian zone through the form of pop-up shops, outdoor seating, and other similar uses. -The first floor of mixed-use development shall incorporate attractive awnings, materials, and detailing that complement the design, color, and materials of residential portions of the site and facade. Flex Standards: -Maximum 10-foot recess at entrances -Minimum of 70% open, unobstructed view 3 feet above the ground in areas around entrances and patio/open space areas. This standard allows for "eyes on the street" for residential and commercial uses. -Minimum 25% ground floor glazing for residential uses. Minimum 75% ground-floor glazing for commercial uses. Primary frontage shall not use reflective and/or opaque window treatment when located with a commercial use. -Frame patio and open space areas with landscape planters, low walls, and seating areas. -Install shade, awning, or shade-providing landscaping/trees. -Design outdoor features in a manner that will not be obstructive or incompatible between residential and commercial uses. -Maintain quasi-public space around frontage. -Entry areas shall be well landscaped and include seating and other amenities to develop a welcoming entryway to the building entrance, regardless of use. -When installing seating, consider constructing seating that is not hardscaped but rather installed furniture which can be removed if "flex" use is configured to and/or from a commercial use to a residential entryway. -Balconies, windows, decks, and other similar openings should be utilized along building faces to both add visual interest as well as open upper stories toward the immediate streetscape. Forecourt Standards: -Minimum 15-foot deep and 10-foot wide recess at primary forecourt entrance -Minimum 25% ground floor glazing for residential uses. Minimum 50% glazing for ground floor nonresidential uses along primary frontages along forecourt facades. -Planters, walls, and edges buffering the forecourt can be used to define edge of forecourt and delineate public, quasi-public, and private space. -Forecourt facade types should maintain an open courtyard aesthetic and offer landscaping, public art, seating, community gardens, or other public or quasi-public amenities. Frontyard/Porch Standards: -Minimum 5-foot setback from front property for primary structure -Porches shall be raised or at grade. "Step down" porches and entries that dip below grade are not permitted. -35 feet of maximum continuous wall length without facade articulation feature or modulation to building form. A minimum plane shift of 2 feet shall be used in modulation. -Front yard and open space around entries shall be treated as private space. Fencing, landscaping, or other elements that buffer and/or delineate the public and private realms. -Retaining walls shall not exceed 2 feet in height within the front yard setback. -Fencing and wall above 2 feet are permitted but shall be visibly open. -Frontyard/porch facade types shall include distinct entryways and porch areas that are open and visible to the immediate streetscape to create an eyes-on-the-street feeling. -Frontyard/porch facade types should incorporate ample glazing, fenestration, and other building openings through the use of bay windows, balconies, and other similar features along public-facing stretches of building face.	West Main Corridor Master Plan: -orient buildings towards Main St -build at or near the property line so as to define and place strong visual emphasis on the street. -allow periodic breaks for intimately-scaled public plazas, entry forecourts, recessed entries -locate main building entrances on Main St -Place shops and active uses along the sidewalk Alhambra MC 23.13.020 BUILDING DESIGN REQUIREMENTS: (A) Building entrances and orientation. (1) Buildings located within 30 feet of a front or street side lot line shall be oriented toward the adjacent front or street side lot line with the building frontage parallel to the fronting public sidewalk. The primary building entrance shall face the public sidewalk. (2) All buildings located in the interior of a site shall have an entrance from a pedestrian walkway that is a minimum of four feet wide and connects to a public sidewalk. (3) In the CBD Zone, one or more public entrances shall be provided at the rear of all buildings which face Main Street. (4) Additional entrance requirements, ground floor non-residential uses. (a) There shall be a minimum of one entrance for every 50 feet of building frontage with a maximum separation of 100 feet between entrances. (b) Buildings located on corners shall provide an entrance toward each street or have a corner entrance that provides a common entrance to the building from both streets. (5) Additional entrance requirements, residential uses. (a) Shared entrances. All buildings that provide access to more than one unit from a shared exterior entrance shall provide a minimum of one primary shared entranceway that leads to a common area, such as a lobby or community space, a minimum of ten-feet wide and ten-feet deep, and that is emphasized utilizing at least one of the following methods: 1. A roofed projection over the door (such as an awning, canopy, or overhang) with a minimum depth and width of five feet. 2. A recessed entry bay with a minimum depth and width of five feet. 3. Incorporating the entrance into a vertical mass that extends two or more feet above the height of the first floor plate vertical mass. 4. A landing, deck, or stoop with a minimum depth of six feet and minimum width of eight feet. 5. Transparent windows or openings that comprise a minimum of 50% of the area located within 20 feet of the midpoint of the primary building entrance. Glass is considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%. (b) Individual entrances. All residential units accessed through individual entrances at the ground level shall provide a minimum of one primary individual entranceway with a projection (such as a covered porch) or recess with a minimum depth and width of three feet and a minimum area of nine square feet or a landing, deck, uncovered porch, or stoop with a minimum depth and width of six feet. R-3-13 Zone (Medium/High Density Residential Zone) RHO (Religious Housing Overlay) Zone: Building siting should be oriented to face the street, avoiding views from the street of parking garages and alleys. Cluster buildings and modulate architectural elements to provide pleasing and useful ground level and above ground spaces. Commercial Zone: Residential uses, including SROs, are prohibited in the prime storefront area except for entries, hallways, stairwells and/or other necessary accessways thereto.			Duarte Town Center Specific Plan: Key intersections are identified as the intersections of Huntington Drive with Buena Vista Street and Highland Avenue. -Landmark qualities should be increased by installing public monumentation, themes, public signs, and art. -Provide visual themes at all four corners with paving, wall forms, and landscape materials. -Developments on corners should incorporate landscape material designs into the private frontage area, where plantings are appropriate. -Special architectural elements should be incorporated on buildings, such as articulated display windows and entrances or a taller, more prominent roof form or element. -New surface parking spaces and lots are not permitted on corner sites of key intersections. -Pedestrian amenities, such as a shaded plaza area, generous walkways, and clear and open pedestrian links to the corners, should be incorporated to help create a sense of place. Duarte Town Center Specific Plan: Mixed Use - Separation of Public and Private Space Guidelines -Public spaces should be clearly recognizable as "public" (e.g., a plaza within view of a street or other public space) and publicly accessible. Private spaces should be clearly recognizable as "private" through the use of security gates and signs. -Private areas should be screened from public view through the use of landscaping, walls, and fences and changes in elevation. -Areas should be designed to encourage informal meetings and social interaction with other people. -Spaces should be designed or located to encourage year-round use by providing areas that have awnings, sunshades, and/or landscaping that can provide shelter from the elements. -An overall theme and visual connection between spaces and uses should be provided within the development, including pedestrian linkages throughout the development and to adjacent land uses.			
				Key Intersections				
				Private v Public				
				Building Modulation and Articulation	Duarte Station Specific Plan (Esperanza and Solana): In general, buildings should be square-shouldered and flat-roofed, with changes in parapet height, overhang, or roof form such as shed roofs used to accent features such as entries, stair towers, corners, or other special features. Long, unbroken monolithic parapets are discouraged. Green roofs and usable roof decks are highly encouraged. Duarte Town Center Specific Plan: Incorporate architectural elements and details on all walls, such as adding notches, grouping windows, adding loggias and dormers, varying cornices and rooflines, adding canopies, wing walls, trellis features, arcades, and colonnades. Roof lines should be broken at intervals no greater than 50-feet long by changes in height or roof form. City of Duarte Residential architectural and design standards (applies to all residential zones): Rooflines and roofing materials shall be compatible with the architectural style of the residential structure. Use of varying, uncoordinated rooflines and roofing materials shall be avoided. City of Duarte Residential architectural and design standards (applies to all residential zones): Multifamily Standards: Design of structures should be consistent with local and regional architectural styles. The overall style of multi-family structures should be consistent on all sides of the building as well as among all portions of the roof. Particular attention should be taken that building elevations and roof elements visible from streets and other public or quasi-public spaces are stylistically consistent. Balconies, where provided, shall utilize railing or similar materials that are compatible with the overall architectural style of the development. Balconies shall be functional and built to the minimum dimensions set forth in Section 19.10.060.	Chapter 23.13 Building and Site Design Standards: Minimum depth of overhanging eaves. Overhanging eaves, if provided, shall extend a minimum of two feet beyond the supporting wall. (a) Overhanging eaves incorporated as part of an addition to a building with existing overhanging eaves may be consistent with the depth of the existing overhanging eave, even if the existing overhanging eaves extend less than two feet beyond the supporting wall. Roof line. Roof lines shall be varied and designed to minimize the bulk of a building, screen roof-mounted equipment, and enhance the building's architectural design through the following methods: (a) A minimum of one roof line offset at least 20 feet in length shall be provided for every 50 feet of facade length. For buildings greater than 50 feet in length and less than 70 feet in length, a minimum of one roof line offset at least five feet in length shall be provided. (b) All parapets shall provide returns of at least six feet in depth at the end of the parapet face to avoid a false front appearance. West Main Corridor Master Plan: -vary the roofline for visual interest and to diminish mass -complement the composition of the building -ensure that architectural features are integral and contribute to a harmonious design -discourage ornamentation and features that appear tacked-on or artificially thin -continue design elements and detailing around the entire structure	Commercial Zone: All future construction, exterior remodeling, development and redevelopment shall be of such architectural design as to enhance the site and surrounding environment and be consistent with the desired overall community values stated in the general plan. Approval of each design as to its compliance or compatibility with these standards must be obtained from the director prior to the granting of any building permit.	
Orientation				Architectural Elements				
				Size of Unit Revealed by Façade	Duarte Town Center Specific Plan: Building design shall incorporate a 360-degree design philosophy, understanding that all of the built environment should be well designed, not just that visible from public areas. Create visual interest in building façades and break up the mass of large-scale buildings with articulation in form, architectural details, and changes in materials and colors. Similar and complementary massing materials and details should be incorporated into side and rear areas. Duarte Town Center Specific Plan: Mixed Use Standards: Separation should be created within the site through vertical differences (e.g., grading, massing, roof heights, etc.) City of Duarte Residential architectural and design standards (applies to all residential zones): Scale and massing. A combination of second- and upper-story balconies, decks, window fenestrations, and similar features shall be used on front and street side façades to provide articulation and further reduce massing effects, and shall also be compatible with the overall architectural and mass/scale balance of the original structure, as well as the character of mass/scale in the immediate neighborhood. Multifamily Standards: Scale and mass. a. The bulk and mass of new multi-family structures and additions shall be sensitive to the scale of buildings in the immediate neighborhood. b. Clustering of residential units is encouraged to promote a sense of community within residential developments. c. Multi-family residential structures must incorporate architectural design details and elements which provide visual character and interest, avoiding flat planar walls and box-like appearances through the use of courtyards, balconies, offset planes and levels, deeply recessed or projecting windows, sloping roofs, and landscaped yards.			
				Building Form		West Main Corridor Master Plan: -employ simple yet varied massing to reduce scale -respond to adjacent residential use with a sensitive transition in scale and massing; a step back in building height or break in massing is appropriate.	R-3-13 Zone (Medium/High Density Residential Zone) and RHO (Religious Housing Overlay) Zone: Building forms and details should be in keeping with adjacent neighborhood character, where appropriate. Where possible, existing single-family houses should be preserved.	
				Articulation	Duarte Station Specific Plan (Esperanza and Solana): Floor elevations of building frontages need to be at the sidewalk level, and the use of awnings, change in material, and architectural articulation should be used to create a pedestrian-scaled public realm regardless of the overall scale and mass of the building. Buildings must exhibit four-sided architecture, meaning that all façades, including rear and side façades, are to be considered visible (unless facing "blind" onto an adjacent party wall) and should be treated with an architectural façade composition. Multifamily Residential and Mixed-Use - Multi-family buildings should be well articulated to break up the building mass. Variations in floor level, façades, roof styles, architectural details, and finishes that break up the appearance of large buildings should be employed.	West Main Corridor Master Plan: -module exterior walls; blank, unadorned wall surfaces are to be avoided, especially along streets -introduce facade modulations at 25 feet to 50 feet intervals along Main St, matching historic patterns -consider opportunities for upper floor terraces, balconies, and bay windows -establish a clear pattern of fenestration that unifies the building -recess windows from the wall plane to create depth and suggest solidity -emphasize a high degree of ground floor transparency along Main st	R-3-13 Zone (Medium/High Density Residential Zone), R-3-20 and R-3-30 (High Density Residential Zones) and RHO (Religious Housing Overlay) Zone: Articulation of exterior walls is encouraged. In no event shall a linear wall of a second story extend longer than thirty-five feet without an offset of a minimum of five feet for a minimum linear distance of ten feet.	
Frontage Types								

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
	Duarte Station Specific Plan (Esperanza and Solana): Max Building Height: 120 feet max. height except within 100 feet of R-1 zone height is limited to 90 feet Building Height Projections: Architectural features are allowed to project up to a maximum of 10 feet above the maximum allowed height, subject to Design Review. Architectural features include rooflines (balustrades, pediments, statuary, dormer windows, cross gables), masts, towers, turrets, eaves, rafters, non-habitable building façade, skylights or roof windows. Elevator, mechanical equipment, and equipment penthouses are not subject to height limits as long they meet the screening design guidelines. Buildings shall be well articulated by changes in roof heights and vertical planes to reduce the appearance of bulk and create interesting building silhouettes. Duarte Town Center Specific Plan: Max Height Residential and Mixed Use: (Tier 1) AREA 1 Town Center Commercial Core - none Area 2 - Mixed Use Corridor - 2 stories, 35 feet Area 3 - Mixed Use Town Center - none Area 4 - Mixed Use Neighborhood - none Area 5 - Mixed Use Corridor - none Area 6 - Mixed Use Corridor - 4 stories, 50 feet Area 7A - Mixed Use Neighborhood - none Area 7B - Mixed Use Neighborhood - 2 stories, 35 feet Area 8 - Residential Town Center - 4 stories, 50 feet Area 9 - Mixed Use Neighborhood - 2 stories, 35 feet Max Height Mixed Use: (Tier 2) AREA 1 Town Center Commercial Core - none Area 2 - Mixed Use Corridor - none Area 3 - Mixed Use Town Center - none Area 4 - Mixed Use Neighborhood - 3 stories, 40 feet Area 5 - Mixed Use Corridor - none Max Height Residential and Mixed Use: (Tier 2) Area 6 - Mixed Use Corridor - 2 stories, 35 feet Area 7A - Mixed Use Neighborhood - 3 stories, 40 feet Area 7B - Mixed Use Neighborhood - none Area 8 - Residential Town Center - none Area 9 - Mixed Use Neighborhood - none Max Height Residential and Mixed Use: (Tier 3) AREA 1 Town Center Commercial Core - none Area 2 - Mixed Use Corridor - 4 stories, 50 feet Area 3 - Mixed Use Town Center - 4 stories, 50 feet Area 4 - Mixed Use Neighborhood - 4 stories, 50 feet Area 5 - Mixed Use Corridor - 4 stories, 50 feet Area 6 - Mixed Use Corridor - 4 stories, 50 feet Area 7A - Mixed Use Neighborhood - 4 stories, 50 feet Area 7B - Mixed Use Neighborhood - 4 stories, 50 feet Area 8 - Residential Town Center - none Area 9 - Mixed Use Neighborhood - 4 stories, 50 feet Minimum Ground Floor Height: 14 feet for Retail, 12 feet for Office, 11 feet for Residential (Conversions of use in existing buildings shall not be required to meet this requirement.) Minimum Street Wall Height: 25 feet on Huntington Drive only R-2 Two-Family Residential Zone (Medium Density): 35 ft or 2 stories, whichever is less R-3 Multiple-Family Residential Zone (Medium Density): 40 ft or 3 stories, whichever is less R-4 Multiple-Family Residential Zone (High Density): 50 ft or 4 stories, whichever is less	RM (Residential Medium) Zone: 35 feet max 3 stories max RH (Residential High) Zone: Max Feet: Area bounded by Atlantic Blvd on the west, Woodward Ave on the north, Commonwealth Ave on the south, and Chapel Ave on the east, and parcels on major arterial streets within 1,300 feet of a freeway interchange: 75 Other areas: 45 Max Stories: Area bounded by Atlantic Blvd on the west, Woodward Ave on the north, Commonwealth Ave on the south, and Chapel Ave on the east, and parcels on major arterial streets within 1,300 feet of a freeway interchange: 6 Other areas: 5 Central Business District (CBD) Zone: max building height (feet): 75 max building height (stories): 5 East Main Commercial (EMC) Zone: max building height (feet): 35 max building height (stories): 3 Commercial Mixed-Use (CMU) Zone: max building height (feet): 40 within 50 feet of a Residential Zoning District, otherwise 75 max building height (stories): 3 within 50 feet of a Residential Zoning District, otherwise 5 Professional Office (PO) Zone: max building height (feet): 40 within 50 feet of a Residential Zoning District, otherwise 75 max building height (stories): 3 within 50 feet of a Residential Zoning District, otherwise 5 Industrial (I) Zone: max building height (feet): 40 within 50 feet of a Residential Zoning District, otherwise 55 max building height (stories): 3 within 50 feet of a Residential Zoning District, otherwise 5 Chapter 23.13 Building and Site Design Standards: Ground floor height, non-residential uses. The minimum ground floor height for non-residential uses is 14 feet measured floor to ceiling.	R-3-20 and R-3-30 (High Density Residential Zones): A third story building element shall be permitted, provided that this element is located more than forty feet away from any public street and has no horizontal dimension longer than forty-five feet. Additionally, the total floor area of these elements shall equal no greater than twenty percent of the gross lot area. For any project containing a third story, the height limit shall be measured in compliance with the calculation method described in Section 17.20.040 for the R-1 zone, except that the maximum height shall be thirty feet instead of twenty-five feet. Commercial Zone: Review of a proposed design shall be related to the surrounding existing development with greater emphasis placed upon compatibility with adjacent development related to: a.Bulk or mass height No building structure shall exceed a height of thirty feet and no building structure shall exceed two stories in the C zone. RHO (Religious Housing Overlay) Zone: a.Height Limit. No building shall exceed either thirty-five feet in height or three stories above grade, as calculated in the manner illustrated in Section 17.28.080.C. b.Height Adjacent to Public Streets. No building shall exceed either thirty feet in height or two stories above grade within forty feet from any public street other than Michillinda Avenue. c.Height Adjacent to R-1 Zone. For yards abutting an R-1 zoned lot, an encroachment limit shall be established which is determined at the point where the wall height is twenty feet, and using a forty-five-degree angle inwards toward the property to create additional setback. (See illustration in Section 17.28.080.F.7).
Height	Duarte Station Specific Plan (Esperanza and Solana): The façades facing major streets shall not have blank walls, service entrances, or other features that are detrimental to the pedestrian experience. Architectural design, modulation, and interest should be articulated on all sides of the building. Floor elevations of building frontages need to be at the sidewalk level, and the use of awnings, change in material, and architectural articulation should be used to create a pedestrian-scaled public realm regardless of the overall scale and mass of the building. Large expanses of blank façade walls are not permitted. Façades directly facing the street shall be broken into distinct modules or bays along the frontage using three-dimensional surface modulations that extend the human-scaled architectural character and cadence of more active façade areas. The modulations can be achieved with the use of recesses, projections, change in color or material. The depth of recesses and projections should be a minimum of two feet. Where possible, horizontal modulation of adjacent buildings should relate across façades to create a consistent pedestrian scale street façade. Multi-Family Residential and Mixed-Use - Street-facing façades of residential buildings should include stoops, porches, recessed windows, bay windows, and balconies to provide visual interest. Duarte Town Center Specific Plan: Building façades should be broken into smaller massings of colonnades to create a more intimate human scale. Create virtual boundaries by a varying/change of level, materials, textures, and color. All building facades should avoid blank walls and provide the highest level of articulation on all walls visible from adjacent streets and public spaces. Murals, espaliers/trellises and vines should be placed on any large wall expanse. City of Duarte Residential architectural and design standards (applies to all residential zones): For any new structure or addition, all façades visible from a public right-of-way shall incorporate features that eliminate blank, unarticulated walls; add visual interest; avoid clutter; and display a distinctive architectural style. Varied modulation for exterior façade surfaces is encouraged.		
Human Scaled Design		West Main Corridor Master Plan: -emphasize pedestrian-scaled details at street level; canopies, awnings, and architectural lighting are especially appropriate at building entrances	

Exhibit A	Duarte	Alhambra	Sierra Madre
	Duarte Station Specific Plan (Esperanza and Solana): Special standards and guidelines are established for the design of buildings with ground floor commercial space along certain frontages. Minimum floor-to-ceiling heights ensure that the space will serve the needs of retail and restaurant uses that may locate in the space during the lifetime of the building. Floor elevations of building frontages need to be at the sidewalk level, and the use of awnings, change in material, and architectural articulation should be used to create a pedestrian-scaled public realm regardless of the overall scale and mass of the building. As a unifying element, brick should be used on all buildings as a predominant design feature. It may be used at the ground floor to create a base to the building, as entire wall elements, as the material for a main tower feature, or as panel or framing elements between window walls. Where brick is used, there shall be at least some minor change in building plane to express the material change. Surface applied brick should either terminate in a concrete base or extend to the ground, and should not appear to float. Duarte Town Center Specific Plan: Use articulation in form, including changes in wall planes, upper-story building setbacks and/or projecting or recessed elements. Buildings should create a contextual fit with articulated building form including strong massing and horizontal division (base, middle, top). The base, middle, and top of the building should be emphasized. This allows the building to be viewed from several different vantage points, both near and far from the structure, without looking unnatural.	Chapter 23.13 Building and Site Design Standards: In addition to the façade articulation requirement in division 8(3)(b)1, above, upper and lower stories in buildings of three or more stories shall be distinguished by incorporating one or more of the following features. These features may be applied to the transitions between any floors, except where otherwise specified. a. A change in façade materials, along with a change in plane at least one inch in depth at the transition between the two materials. b. A base treatment at the ground floor consisting of a material such as brick, stone, concrete masonry, or other material distinct from the remainder of the façade and projecting at least one inch from the wall surface of the remainder of the building. c. Setting back the top floor or floors of the building at least five feet from the remainder of the façade. West Main Corridor Master Plan: -make upper floors visually distinct from the ground floor; residential use should be distinguishable from commercial use Chapter 23.13 Building and Site Design Standards: Buildings less than three stories. All buildings less than three stories and over 50 feet wide shall provide a massing break with a minimum width of 20 feet and a minimum depth of 2.5 feet for every 50 feet of façade length. Buildings three or more stories. All buildings with three or more stories and over 50 feet wide shall provide a massing break with a minimum width of 20 feet and a minimum depth of five feet for every 50 feet of façade length. West Main Corridor Master Plan: -introduce elevation breaks; upper floor setbacks are encouraged -respond to adjacent residential use with a sensitive transition in scale and massing; a step back in building height or break in massing is appropriate. Chapter 23.13 Building and Site Design Standards: Tenant space depth, non-residential uses. Non-residential ground floor interior tenant spaces shall be a minimum of 60 feet in depth for a minimum of half of the width of the tenant space and a minimum of 40 feet in depth elsewhere, except as exempted by the Director through the approval of a modification on small or constrained sites.	Commercial Zone: Architectural treatment shall be applied to all building elevations.
Differentiation in Design Among Stories			
Building Breaks			
Non-Residential Space Depth			
Corner Buildings			
Pedestrian Experience Along Sidewalk			
	Duarte Station Specific Plan (Esperanza and Solana): Building corners that face an intersection should strive for a distinctive form with a high level of articulation. Corner treatments may include a change in height or architectural style, materials, roof form, or window pattern, and are encouraged to create a pedestrian gathering experience. Multi-Family Residential and Mixed-Use - Building corners that face an intersection should strive for a distinctive form with a high level of articulation. Corner treatments could include a change in height, a definition of a public plaza, or a change in architectural style, windows, or materials.		
Architectural Corner Elements			
Towers at Corner			Central Business District (CBD) Zone, East Main Commercial (EMC) Zone, and Commercial Mixed-Use (CMU) Zone: Corner build area. Buildings shall be located within ten feet of the property line within 30 feet of the street corner. Modifications. These requirements may be modified or waived through approval of a modification upon finding that: 1. Entry courtyards, plazas, entries, or outdoor eating areas are located adjacent to the property line and buildings are built to the edge of the courtyard, plaza, or dining area; or 2. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street or is designed in a manner that compliments adjacent or surrounding land uses.
Other Corner Design Features	Duarte Station Specific Plan (Esperanza and Solana): Material changes should not occur at external corners but should occur at interior corners or with a return of at least six feet from the external corners or other logical terminations.		
Materials, Finishes, and Color			

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
	Duarte Station Specific Plan (Esperanza and Solana): Entries should be inviting from the street with adequate weather protection. Multi-Family Residential and Mixed-Use - Common entries should be a predominant feature of front facades and should have a scale that is in proportion to the size of the building and number of units being accessed. Larger buildings should have a prominent, centralized building entrance. -Building sides that face a public street, drive, or common space should be the first choice for entry location.	Chapter 23.13 Building and Site Design Standards: (1) Buildings located within 30 feet of a front or street side lot line shall be oriented toward the adjacent front or street side lot line with the building frontage parallel to the fronting public sidewalk. The primary building entrance shall face the public sidewalk. (2) All buildings located in the interior of a site shall have an entrance from a pedestrian walkway that is a minimum of four feet wide and connects to a public sidewalk. (3) In the CBD Zone, one or more public entrances shall be provided at the rear of all buildings which face Main Street.	
Location of Entries	Duarte Station Specific Plan (Esperanza and Solana): Main building entries (i.e., those serving multiple units) should be differentiated from individual street-level unit entries with special detailing, awnings, canopies, or multi-story forms. Doorways should be clearly identified with change in material, change in plane, or with architectural elements such as a canopy.	West Main Corridor Master Plan: -provide well marked, articulated building entrances -encourage a frequent cadence of storefront entrances along Main St	
Demarcation of Entries	Multi-Family Residential and Mixed-Use - Common entries should be a predominant feature of front facades and should have a scale that is in proportion to the size of the building and number of units being accessed. Larger buildings should have a prominent, centralized building entrance. Duarte Station Specific Plan (Esperanza and Solana): Multi-Family Residential and Mixed-Use - Storefronts on the ground floor of mixed-use buildings shall be of sufficient depth to support the anticipated use and are encouraged to have a minimum depth of 40 feet. -All ground floor units within five feet of finished grade are encouraged to have their principal entrance from the street, pedestrian walkway, or open space. If individual entries are not provided, then individual private areas such as balconies or decks should be provided that front on to the street, pedestrian walkway, or open space. -Residential entries should be clearly identifiable from the retail/service entry. -The use of awnings is encouraged to provide shelter and shade along the sidewalk for mixed-use buildings. Awnings should be no wider than a single storefront or architectural bay (whichever is narrower). Duarte Town Center Specific Plan: REQUIRED COMMERCIAL STOREFRONTS Ground-floor commercial uses are required along the streets identified in Figure 3-7 (Required Commercial Storefronts). Along the streets identified, a building shall devote a minimum of 75 percent of its street-side building frontage to commercial storefronts. Certain projects may be allowed additional non-commercial building frontage through an administrative exception detailed in the Minor Modifications process (Chapter 7). Retail, service, office, and hotel uses shall count toward the 75 percent required commercial storefronts. However, the ground floor space within 150 feet of a key intersection shall be designed specifically for retail, service-oriented businesses, and/or restaurant uses. Up to 50 percent of any required commercial storefront (linear) located beyond 150 feet of a key intersection may be occupied by live-work uses. Ground Floor Residential Uses: -New residential buildings shall provide transitional spaces in the form of stoops, overhangs, and porches between public areas and entrances. -Where exterior individual entries are provided, a distinctive entry should be established for each, defined with architectural elements consistent with the architectural style of the development as a whole. -Decorative lighting should be provided at entries. -If exterior staircases are used, they should be incorporated into the overall architectural massing of the building. -The use of metal staircases is discouraged. Ground Floor Retail: -Ground-floor space designed for retail or other active uses shall orient tenant spaces to the street and maximize storefronts and entries along the sidewalks to sustain street-level interest and promote pedestrian activity. -Ground-floor design shall be high quality and pedestrian oriented. -Storefront configurations and details should provide a sense of human scale, variety, and interest within the overall context of the buildings. -Ground-floor retail space should wrap the corner onto the intersecting streets. -The primary entrance to each street-level tenant space that has its frontage along a public street shall be provided from that street. -The primary entrance to each street-level tenant that does not have its frontage along a public street shall be provided from a pedestrian paseo, courtyard, or plaza which is connected to the public street. -Wall openings, such as storefront windows and doors, shall comprise at least 50 percent of a building's street-level facade. -Clear glass for wall openings, i.e., doors and windows, shall be used along all street-level facades for maximum transparency, especially in conjunction with retail uses. Dark tinted, reflective, or opaque glazing is not permitted for any required wall opening along street level facades.	Chapter 23.13 Building and Site Design Standards: Non-residential: Additional entrance requirements, ground floor non-residential uses. (a) There shall be a minimum of one entrance for every 50 feet of building frontage with a maximum separation of 100 feet between entrances. (b) Buildings located on corners shall provide an entrance toward each street or have a corner entrance that provides a common entrance to the building from both streets. Residential Entrances: (a) Shared entrances. All buildings that provide access to more than one unit from a shared exterior entrance shall provide a minimum of one primary shared entranceway that leads to a common area, such as a lobby or community space, a minimum of ten-feet wide and ten-feet deep, and that is emphasized utilizing at least one of the following methods: 1. A roofed projection over the door (such as an awning, canopy, or overhang) with a minimum depth and width of five feet. 2. A recessed entry bay with a minimum depth and width of five feet. 3. Incorporating the entrance into a vertical mass that extends two or more feet above the height of the first floor plate vertical mass. 4. A landing, deck, or stoop with a minimum depth of six feet and minimum width of eight feet. 5. Transparent windows or openings that comprise a minimum of 50% of the area located within 20 feet of the midpoint of the primary building entrance. Glass is considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%. Individual entrances. All residential units accessed through individual entrances at the ground level shall provide a minimum of one primary individual entranceway with a projection (such as a covered porch) or stoop with a minimum depth and width of three feet and a minimum area of nine square feet or a landing, deck, uncovered porch, or stoop with a minimum depth and width of six feet.	
Mixed Use Buildings - Difference between Retail Entrances vs Residential Entrances		West Main Corridor Master Plan: -differentiate storefront entrances from a residential or main building entrance -allow for creativity and individual expression in storefront design, provided they are compatible with the overall building design. West Main Corridor Master Plan: -offer inviting entries and expansive storefront windows with engaging displays that animate the street -introduce details and elements that provide visual relief, for example pilasters, course lines, windows heads and sills, brackets, cornices Alhambra MC AMC 23.13.020 Building Design Requirements: (A) Building entrances and orientation. (1) Buildings located within 30 feet of a front or street side lot line shall be oriented toward the adjacent front or street side lot line with the building frontage parallel to the fronting public sidewalk. The primary building entrance shall face the public sidewalk. (2) All buildings located in the interior of a site shall have an entrance from a pedestrian walkway that is a minimum of four feet wide and connects to a public sidewalk. (3) In the CBD Zone, one or more public entrances shall be provided at the rear of all buildings which face Main Street. (4) Additional entrance requirements, ground floor non-residential uses. (a) There shall be a minimum of one entrance for every 50 feet of building frontage with a maximum separation of 100 feet between entrances. (b) Buildings located on corners shall provide an entrance toward each street or have a corner entrance that provides a common entrance to the building from both streets. (5) Additional entrance requirements, residential uses. (a) Shared entrances. All buildings that provide access to more than one unit from a shared exterior entrance shall provide a minimum of one primary shared entranceway that leads to a common area, such as a lobby or community space, a minimum of ten-feet wide and ten-feet deep, and that is emphasized utilizing at least one of the following methods: 1. A roofed projection over the door (such as an awning, canopy, or overhang) with a minimum depth and width of five feet. 2. A recessed entry bay with a minimum depth and width of five feet. 3. Incorporating the entrance into a vertical mass that extends two or more feet above the height of the first floor plate vertical mass. 4. A landing, deck, or stoop with a minimum depth of six feet and minimum width of eight feet. 5. Transparent windows or openings that comprise a minimum of 50% of the area located within 20 feet of the midpoint of the primary building entrance. Glass is considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%.	
	Duarte Station Specific Plan (Esperanza and Solana): Entries shall be given special attention as a whole system, including door, side windows, and porches. All entries for main buildings and for individual units should be pedestrian scaled. Courtyard doors, gates, or other portals used at building entries shall be attractively designed as an important architectural feature of the building or development. Individual ground-level unit entries should have a strong relationship to a fronting street, internal walkway, or courtyard as appropriate to the overall siting concept and housing type. Duarte Town Center Specific Plan: Well-designed storefronts—including windows, doors, wall composition, colors, and materials—should be incorporated to create a sense of entry at a pedestrian scale. Buildings shall incorporate one or more of the following in entrance design: • Placement of art or decorative detailing at the entry • A projecting element above the entrance • A change in material or detailing • Implementation of architectural elements such as flanked columns or decorative fixtures • Recessed doors, archways, or cased openings • A portico or formal porch projecting from or set into the surface • Changes in the profile, a tower, or a break in the surface to the subject wall Building entrances shall be well-lit with appropriately scaled light fixtures.		
Entry Design Elements			
Residential Privacy Proximity to Commercial Uses/Non-Compatible Uses Height of Windows			

Exhibit A	Duarte	Alhambra	Sierra Madre
	Duarte Station Specific Plan (Esperanza and Solana): As a unifying element, brick should be used on all buildings as a predominant design feature. It may be used at the ground floor to create a base to the building, as entire wall elements, as the material for a main tower feature, or as panel or framing elements between window walls. Where brick is used, there shall be at least some minor change in building plane to express the material change. Surface applied brick should either terminate in a concrete base or extend to the ground, and should not appear to float. In addition to brick as a required material, other façade materials that are encouraged include corrugated metal, metal panels, smooth stucco, and cementitious panels. Detailing should reinforce the industrial aesthetic of the area. Window walls are encouraged both as wall plane and corner accents and a creative approach to window shapes, sizes, and mullion patterns is highly desirable. Accent materials that are encouraged include cut stone, tile, glass block, and well-detailed smooth concrete. Balconies, decks, and handrails should be steel or other metal and have industrial-inspired scale and detailing. Exposed steel columns are encouraged. Awnings are encouraged along street frontages and should be metal or metal and glass. Canvas and fabric awnings are discouraged. For trellises, marquees, and architectural canopies, materials, colors, and form should be derived from the building architecture, such as a trellis painted the same color as a building's trim scheme is appropriate. All materials used should be durable, of high quality, and properly installed. Materials should be attractive, sustainable, low maintenance, and appropriate to the architectural character. Materials should be incorporated in a manner that they do not appear to be merely surface applications but as an integral component of the architectural style. Roof materials should complement the materials and colors of the façades and provide texture or relief. Rain gutters and down spouts should be integrated into the façade. At a minimum, their color should blend with adjacent surfaces. Partially submerged parking podiums that project above grade should either be integrated into the architectural character of the building above utilizing cladding or building with materials that extend down from the portions of the building above or be built with contrasting materials of a more substantial and permanent character than the portions of the building above to create a base. Trellises, architectural canopies, balconies, and other such design elements should derive their materials, colors, and form from the building architecture. Duarte Town Center Specific Plan: Create visual interest in building façades and break up the mass of large-scale buildings with articulation in form, architectural details, and changes in materials and colors. Very materials, colors, and textures to enhance key components of a building's façade (i.e., window trims, entries, projecting elements, etc.). Building materials, colors, fenestration, scale, and massing are to be compatible with the overall architectural style. Materials shall be applied in a consistent manner to all façades of the project. Materials and finishes should be used consistently and be appropriate to the intended architectural style of the building. High-quality, long-lasting materials should be used for exterior window sills and trims which are consistent with the overall architectural style of the building. Roof materials should complement the materials and colors of the façades and provide texture or relief. Rain gutters and downspouts should be integrated into the façade. At a minimum, their color should blend with adjacent surfaces. Trellises, architectural canopies, balconies, and other such design elements should derive their materials, colors, and form from the building architecture. Mixed Use Standards: An overall design palette should include building materials and textures that define each use as part of an overall theme. City of Duarte Residential architectural and design standards (applies to all residential zones): Materials and finishes shall be of a consistent theme, shall match the style of the residential structure, and shall be consistently applied to all façades.	Chapter 23.13 Building and Site Design Standards: In addition to the façade articulation requirement in division B(3)(b)1. above, upper and lower stories in buildings of three or more stories shall be distinguished by incorporating one or more of the following features. These features may be applied to the transitions between any floors, except where otherwise specified. a. A change in façade materials, along with a change in plane at least one inch in depth at the transition between the two materials. b. A base treatment at the ground floor consisting of a material such as brick, stone, concrete masonry, or other material distinct from the remainder of the façade and projecting at least one inch from the wall surface of the remainder of the building. Exterior building colors and materials. (a) Each façade shall have three or more colors and three or more materials, exclusive of windows. (b) Fluorescent and neon colors are prohibited. (c) The following materials are prohibited. 1. Vinyl siding. 2. T-111 plywood siding. West Main Corridor Master Plan: -use materials and colors to enhance a building's visual quality, requiring compatible materials on all sides -encourage masonry and hand-troweled plaster as the most appropriate exterior wall types -emphasize especially durable and high quality materials at the street level -avoid the use of applied foam ornamentation -discourage the use of reflective, opaque or highly tinted glass	R-3-13 Zone (Medium/High Density Residential Zone) and RHO (Religious Housing Overlay) Zone: Materials, colors and textures generally should be compatible with those of adjacent and other nearby buildings and the overall character of the neighborhood. Commercial Zone: The following building materials or those determined by the director to be similar to them shall be utilized in all construction in the commercial zone: 1.Roof materials intended to be viewed, including but not limited to clay tile or slate; 2.Brick, tile, textured concrete, tinted concrete or exposed aggregate patios and walkways; 3.Decorative masonry materials such as bricks, stone or slump stone; 4.Heavy rough textured wood beams, headers, trim and siding; 5.Textured stucco. Review of a proposed design shall be related to the surrounding existing development with greater emphasis placed upon compatibility with adjacent development related to c.Building materials R-3-13 Zone (Medium/High Density Residential Zone): Materials, colors and textures generally should be compatible with those of adjacent and other nearby buildings and the overall character of the neighborhood.
Materials			
Finishes	Duarte Town Center Specific Plan: Materials and finishes should be used consistently and be appropriate to the intended architectural style of the building. Duarte Station Specific Plan (Esperanza and Solana): For trellises, marquees, and architectural canopies, materials, colors, and form should be derived from the building architecture, such as a trellis painted the same color as a building's trim scheme is appropriate. Trellises, architectural canopies, balconies, and other such design elements should derive their materials, colors, and form from the building architecture. Duarte Town Center Specific Plan: Create visual interest in building façades and break up the mass of large-scale buildings with articulation in form, architectural details, and changes in materials and colors. Very materials, colors, and textures to enhance key components of a building's façade (i.e., window trims, entries, projecting elements, etc.). Building materials, colors, fenestration, scale, and massing are to be compatible with the overall architectural style. Contrasting colors should be used for trims, windows, doors, and other key architectural elements. Roof materials should complement the materials and colors of the façades and provide texture or relief.	Chapter 23.13 Building and Site Design Standards: Exterior building colors and materials. (a) Each façade shall have three or more colors and three or more materials, exclusive of windows. (b) Fluorescent and neon colors are prohibited. (c) The following materials are prohibited. 1. Vinyl siding. 2. T-111 plywood siding. West Main Corridor Master Plan: -use materials and colors to enhance a building's visual quality, requiring compatible materials on all sides -choose a color palette that offers visual simplicity and harmony -limit the use of bright or intense colors to an accent within a carefully balanced color scheme	R-3-13 Zone (Medium/High Density Residential Zone): Materials, colors and textures generally should be compatible with those of adjacent and other nearby buildings and the overall character of the neighborhood. Commercial Zone: Earth tone or natural colors shall be utilized throughout with the use of bright, nonpastel colors for the purpose of accent; however, such accent colors shall not be used to such a degree as to become the dominant color of any structure. Review of a proposed design shall be related to the surrounding existing development with greater emphasis placed upon compatibility with adjacent development related to b.Colors
Colors			
Character			
	Duarte Station Specific Plan (Esperanza and Solana): Change of material to accentuate architectural details or articulate the elevation is recommended if the material is appropriate to the architectural character. Material changes should not occur at external corners but should occur at interior corners or with a return of at least six feet from the external corners or other logical terminations. Duarte Town Center Specific Plan: Finish materials should terminate only at changes in the wall plane and not on the same plane.	City of Alhambra MC AMC 23.13.020.B.3. Façade Articulation: 2. In addition to the façade articulation requirement in division B(3)(b)1. above, upper and lower stories in buildings of three or more stories shall be distinguished by incorporating one or more of the following features. These features may be applied to the transitions between any floors, except where otherwise specified. a. A change in façade materials, along with a change in plane at least one inch in depth at the transition between the two materials. b. A base treatment at the ground floor consisting of a material such as brick, stone, concrete masonry, or other material distinct from the remainder of the façade and projecting at least one inch from the wall surface of the remainder of the building. c. Setting back the top floor or floors of the building at least five feet from the remainder of the façade.	
Location of Material Changes			
Entries			

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
Sight Lines into Windows/Balconies/Private Patios Design of Ground Floor Residential Units Direction of Windows	Duarte Station Specific Plan (Esperanza and Solana): Windows should be of a scale and grouping to form portions of the wall, rather than punched openings within a wall. They shall be steel, aluminum, or clad to have the look of metal. Vinyl windows are strongly discouraged in any buildings over three stories.Windows at the ground floor along public streets should be storefront or give the appearance of storefront glazing. In residential units with narrow side yards, side elevation windows should be placed offset from those of the adjacent unit or use obscure glass as appropriate to provided for privacy.	Chapter 23.13 Building and Site Design Standards: Balconies and decks. Balconies and decks situated above the first floor shall be located at least 15 feet away from any interior property line to minimize "overviewing" onto adjacent residential properties. This provision shall not apply to balconies or decks located directly above an attached or detached garage that is located within the front yard setback of a sloping lot pursuant to § 23.04.030(A), Sloping Lot Adjustment.	R-3-13 Zone (Medium/High Density Residential Zone) and RHO (Religious Housing Overlay) Zone: Building siting should maximize privacy through placement of windows, balconies, landscaping, and design of outdoor spaces. Minimize negative impact on views from adjacent properties.
Views	Duarte Station Specific Plan (Esperanza and Solana): Windows should be of a scale and grouping to form portions of the wall, rather than punched openings within a wall. They shall be steel, aluminum, or clad to have the look of metal. Vinyl windows are strongly discouraged in any buildings over three stories. Windows at the ground floor along public streets should be storefront or give the appearance of storefront glazing. Windows should be appropriate to the building's architectural style and combined and arranged to establish clear and rhythmic patterns as appropriate for both the building's architectural style and scale. Window frames should be of a high-quality metal material that is consistent with the proposed architectural vocabulary. Windows visible from a street or courtyard, including those on all façades of the buildings that front onto public or private streets or access ways, should have appropriately articulated header, jamb, and sill details to match the aesthetic of the building. Creative window shape, seizures, mullion use, mullion thickness, architectural tinting, and other design features that enhance building articulation are encouraged. No blank, opaque, or reflective windows are allowed. Artwork, decorative metal work, unique and custom window pattern tints may also be considered. Although consistency of window use is generally desirable, windows may be provided in various shapes and sizes, provided they are appropriate to the building's architectural style or as accents. Multi-Family Residential and Mixed-Use -Large display windows (large panes or divided lites) are strongly encouraged. -Clear glass should be used. Colored or reflective glass is not appropriate. Subtle window linting may be appropriate if part of a comprehensive design theme. Duarte Town Center Specific Plan: Windows should be located at a pedestrian scale at the street level and to maximize daylighting and views for the interior. Windows and doors should be designed within a single façade to have the same style, height, and scale with the building elevation. Windows and doors should be designed as accent elements with details such as shutters, moldings, and divided lichts. City of Duarte Residential architectural and design standards (applies to all residential zones): Window and door design and placement shall be consistent with the overall architectural style of the structure and consistent with all windows/doors visible from the public right-of-way.	Chapter 23.13 Building and Site Design Standards: Windows and openings. (a) No wall facing a public right-of-way shall run in a continuous plane of more than 30 feet without a window, door, or other opening. (b) Non-residential uses: building transparency/required openings. Exterior walls facing and within 30 feet of a front or street side lot line or public sidewalk shall include windows, doors, or other openings for at least 50% of the building wall area located between two and a half and seven feet above the level of the sidewalk. 1. Design of required openings. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep. 2. Reductions. The Director may approve a modification to reduce or waive the building transparency requirement where one of the following findings can be made: a. The proposed use has certain operational characteristics with which providing the required windows and openings is incompatible; and b. Street-facing building walls will exhibit architectural relief and detail, and will be enhanced with landscaping in such a way as to create visual interest at the pedestrian level. (c) Residential uses: window trim or recess. Windows for residential uses shall have trim at least one-half inch in depth, or be recessed at least two inches from the plane of the surrounding exterior wall.	Commercial Zone: Review of a proposed design shall be related to the surrounding existing development with greater emphasis placed upon compatibility with adjacent development related to: f.Views
Window Requirements			
Outdoor Dining			
Patio Dining	Duarte Station Specific Plan (Esperanza and Solana): Outdoor dining areas can encroach in the pedestrian public rightof- way as long as there is a clear pedestrian passage that complies with accessible standards, or as otherwise specified in Table 3-4 (Frontage Class Standards). Location and size of such encroachments are subject to the design review process. Duarte Town Center Specific Plan: Chairs and tables for outdoor dining and carts for merchant display are allowed in the public rightof- way (i.e., in sidewalk and parklet areas) with a required minor use and encroachment permit. Uses shall maintain a minimum five-foot-wide unobstructed portion of public sidewalk corridor that is clear and unimpeded for pedestrian traffic. The use shall keep the full width of the building entrance clear and unimpeded for building access. Outdoor furniture, including but not limited to chairs, tables, umbrellas, heat lamps, windcreens, busing stations, partitions, planters, etc., shall not be permanently fixed into the public rightof- way without prior approvals from the City (i.e., a revocable encroachment permit issued by the Building Department and/or the City Council).	Central Business District (CBD) Zone, East Main Commercial (EMC) Zone, and Commercial Mixed-Use (CMU) Zone: Frontage improvements. The area between buildings and the property line shall be improved as part of a wider sidewalk, outdoor dining/seating area, or with landscaping. Modifications. These requirements may be modified or waived through approval of a modification upon finding that: 1. Entry courtyards, plazas, entries, or outdoor eating areas are located adjacent to the property line and buildings are built to the edge of the courtyard, plaza, or dining area; or 2. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street or is designed in a manner that compliments adjacent or surrounding land uses. West Main Corridor Master Plan: -Accommodate outdoor dining while maintaining comfortable pedestrian flows.	
Sidewalk Dining			
Sun Shade			
Noise			
Barriers			
Furniture			
Lighting			
Hours			
Location			
Residential Open Space			
Open Space Amenities		Chapter 23.13 Building and Site Design Standards: Required amenities. Recreational amenities shall be required on all projects of four or more units. The amenities shall include one or more of the following: swimming pool, spa, recreation room with ping pong table and lounge furniture or billiard table, children's play equipment, barbecue and picnic table, tennis court, bocce ball, weight room or sauna, pet friendly amenities including but not limited to drink stations, dog walks/parks, etc., or other similar amenities West Main Corridor Master Plan: -include site amenities and recreational facilities, such as a pool, jacuzzi, seating/lounging areas -use plants, furniture, and lighting to shape, embellish, and enliven amenity courts.	
Open Space Design	Duarte Station Specific Plan (Esperanza and Solana): Multi-Family Residential and Mixed-Use - Porches and balconies that face streets should be incorporated into the materials and design of the building. Front yard patios can be used or be a part of the entry path or a separate space.	Chapter 23.13 Building and Site Design Standards: Slopes shall not exceed 10%. West Main Corridor Master Plan: -Provide courtyards accessible to project residents as communal outdoor space -introduce a rich, yet coordinated palette of landscape materials to provide scale, texture, color.	
Orientation			

Exhibit A	Duarte	Alhambra	Sierra Madre
Open Space Requirement	Duarte Station Specific Plan (Esperanza and Solana): Residential Group Open Space - Minimum 200 sf per residential unit required. Private open space is not required for each unit. However, if provided, it may be deducted from the total open space requirement. Each square foot of private open space and/or rooftop common open space shall be considered equivalent to two square feet of group open space and may be so substituted. Non-Residential Group Open Space - 15% of net lot area or as determined by an approved Group Open Space Plan. Duarte Town Center Specific Plan: RESIDENTIAL OPEN SPACE REQUIRED The required minimum amount of open space shall be 125 square feet per residential unit. The minimum open space may be met through a combination of common, private, and/or quasipublic open space provided on site. All required open space shall be usable. Usable open space shall be improved to support residents' passive and/or active use. Such open space shall be located on the same parcel as the dwelling units for which it is required. The computation of such open space shall include no obstructions other than devices and structures designed to enhance its usability, such as swimming pools, changing facilities, fountains, planters, benches, and landscaping. Usable open space does not need to be located on the ground. Rooftop gardens and rooftop landscaping, including rooftops above parking structures, may be used to satisfy the open space requirement. The requirement for open space shall not be satisfied through the utilization of required setbacks, parking areas, driveways, or service areas. Areas designed to accommodate storm water retention may satisfy a portion of the requirement for open space if additional pedestrian amenities are provided near the space in a manner that provides for usability. Compliance with this requirement shall be evaluated by the Director in the review process. Mixed-use buildings shall be arranged to create opportunities for open space for the residential uses. In general, open space areas for residential uses shall be separated from nonresidential uses on the site. However, the sharing of open space may be permitted by the responsible review authority when it is clear that the open space will provide direct benefit to residents of the project and subject to the following limitations: 1. Horizontal Mixed Use Share. Up to 30 percent of the required open space for residential uses in a horizontal mixed-use project may be provided within the nonresidential component. 2. Vertical Mixed Use Share. Up to 50 percent of the required open space for residential uses in a vertical mixed-use project may be provided within the nonresidential component. R-3 Multiple-Family Residential Zone (Medium Density): private open space requirement (ground floor): 200 sf per unit private open space requirement (upper floor): 100 sf per unit common open space: 200 sf per unit R-4 Multiple-Family Residential Zone (High Density): private open space requirement (ground floor): 200 sf per unit private open space requirement (upper floor): 100 sf per unit common open space: 200 sf per unit Duarte Station Specific Plan (Esperanza and Solana): Private usable open space located at ground level shall have a minimum area of 100 square feet and a rectangle inscribed within it shall have no dimension less than eight feet. The minimum area of above ground-level space shall be 50 square feet, and a rectangle inscribed within it shall have no dimension less than five feet. Private usable open space shall be adjacent to, and not more than four feet above or below the floor level of the dwelling unit served, or located on a rooftop with private access via the unit. R-3 Multiple-Family Residential Zone (Medium Density) and R-4 Multiple-Family Residential Zone (High Density): -Private open space must be contiguous to the unit it serves. -Any single private open space area shall have minimum dimensions — depth or width — of 10 feet. -Balconies, where provided, shall have minimum dimensions of four feet by six feet.	Chapter 23.13 Building and Site Design Standards: The area provided to meet the open space requirement may count toward other site requirements such as landscaping, amenities, and stormwater retention and control if the area provided as open space also meets the criteria of those individual requirements. Minimum of 300 sf of open space per unit. 150 sf of the 300 sf must be provided as common open space. The balance of the required open space may be provided as private or common open space. SRO Open Space Requirement: Single room occupancy developments shall provide 15 square feet of open space per unit, which may be provided as private or common open space.	R-3-13 Zone (Medium/High Density Residential Zone): 500 square feet per dwelling unit of open space. R-3-20 and R-3-30 (High Density Residential Zones): 250 square feet per dwelling unit of on-site open space shall be provided on the ground level for use by residents. Open spaces may be common or private. In order to be counted toward the open space requirement, the minimum width and length of each space shall be ten feet. Driveways and other vehicular access areas shall not count toward the open space requirement. RHO (Religious Housing Overlay) Zone: 175 square feet per dwelling unit of on-site open space shall be provided for use by residents.
Private Open Space Standards	Duarte Station Specific Plan (Esperanza and Solana): Residential Group Open Space - Minimum 200 sf per residential unit required. Private open space is not required for each unit. However, if provided, it may be deducted from the total open space requirement. Each square foot of private open space and/or rooftop common open space shall be considered equivalent to two square feet of group open space and may be so substituted. Group usable open space shall have a minimum area of 300 square feet, and a rectangle inscribed within it shall have no dimension less than 15 feet. Required usable open space may be located at grade or as rooftop open space. Group open space areas shall not include parking or driveway areas, but may include setback areas provided it provides amenities and is integrated into the overall project design. R-3 Multiple-Family Residential Zone (Medium Density) and R-4 Multiple-Family Residential Zone (High Density): -Common open space shall be distributed throughout the development at convenient, safe, and easily accessible locations to all residents of the development. -Any one common open space area shall have minimum dimensions — depth or width — of 15 feet. -Common open space areas may be developed with landscaping, play equipment, swimming pools, walkways and paths, paved terraces, and similar features that benefit all residents of the development. -All common open spaces areas not covered by hard surface improvements as described in subparagraph 3, above, shall be landscaped.	Chapter 23.13 Building and Site Design Standards: 150 sf of the 300 sf must be provided as common open space. The balance of the required open space may be provided as private or common open space. Common open space includes but is not limited to courtyards, terraces, forecourts, gardens, outdoor dining areas, plazas, landscaped areas, patios, swimming pools, barbecue areas, athletic courts or fields, playgrounds, recreation areas, gardens, rooftop amenities, urban furniture, family friendly uses, shade structures, and other similar common areas intended for shared use by building occupants. Common open space also includes indoor activity and amenity space that is accessible and available to all building occupants. Common open space shall be located outside of front and street side setbacks.	R-3-13 Zone (Medium/High Density Residential Zone): Minimum width and length of open space shall be five feet for private spaces. R-3-20 and R-3-30 (High Density Residential Zones): Open spaces may be common or private.
Common Open Space Standards			
Location of Types of Open Spaces	Duarte Town Center Specific Plan: RESIDENTIAL OPEN SPACE REQUIRED Usable open space does not need to be located on the ground. Rooftop gardens and rooftop landscaping, including rooftops above parking structures, may be used to satisfy the open space requirement. The requirement for open space shall not be satisfied through the utilization of required setbacks, parking areas, driveways, or service areas. Areas designed to accommodate storm water retention may satisfy a portion of the requirement for open space if additional pedestrian amenities are provided near the space in a manner that provides for usability. Compliance with this requirement shall be evaluated by the Director in the review process.		R-3-20 and R-3-30 (High Density Residential Zones): 250 square feet per dwelling unit of on-site open space shall be provided on the ground level for use by residents. Driveways and other vehicular access areas shall not count toward the open space requirement. RHO (Religious Housing Overlay) Zone: Such open space may be located on the ground floor or above, and may be met with a combination of common open space and private open space. Driveways and other vehicular access areas shall not count toward the open space requirement.

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
	Duarte Station Specific Plan (Esperanza and Solana): Private usable open space located at ground level shall have a minimum area of 100 square feet and a rectangle inscribed within it shall have no dimension less than eight feet. The minimum area of above ground-level space shall be 50 square feet, and a rectangle inscribed within it shall have no dimension less than five feet. Private usable open space shall be adjacent to, and not more than four feet above or below the floor level of the dwelling unit served, or located on a rooftop with private access via the unit. Group usable open space shall have a minimum area of 300 square feet, and a rectangle inscribed within it shall have no dimension less than 15 feet. Required usable open space may be located at grade or as rooftop open space. Group open space areas shall not include parking or driveway areas, but may include setback areas provided it provides amenities and is integrated into the overall project design.		R-3-13 Zone (Medium/High Density Residential Zone): Minimum width and length of open space shall be ten feet for common spaces and five feet for private spaces. R-3-20 and R-3-30 (High Density Residential Zones): In order to be counted toward the open space requirement, the minimum width and length of each space shall be ten feet. RHO (Religious Housing Overlay) Zone: In order to be counted toward the open space requirement, the minimum width and length of each space shall be ten feet for common spaces and five feet for private spaces.
Dimension of Types of Open Space		Chapter 23.13 Building and Site Design Standards: Common open space shall have a minimum dimension of 15 feet in all directions, except common indoor recreation/office uses. Private open space located on the ground level (e.g., yards, decks, patios) shall have no dimension less than eight feet. Private open space located above ground level (e.g., balconies) shall have no dimension less than five feet. Chapter 23.13 Building and Site Design Standards: Outdoor common open space shall be surfaced in a manner that allows convenient use for outdoor living and/or recreation. Such surface may be any practicable combination of lawn, garden, flagstone, wood planking, concrete, decking, or other serviceable, dust-free surfacing. Private Open Space Surfacing. A surface shall be provided that allows convenient use for outdoor living and/or recreation. Such surface may be any practicable combination of lawn, garden, flagstone, wood planking, concrete, or other serviceable, dust-free surfacing. Slope shall not exceed 10%.	
Permitted Surface Types			
Exterior Lighting		Alhambra MC 23.12.090 LIGHTING AND ILLUMINATION: (C) Minimum illumination. (1) Parking and access areas. Parking and access areas shall be maintained in compliance with § 23.20.090(J). (2) Major walkways. Major walkways shall be illuminated with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness. (3) Multi-unit residential buildings. Aisles, passageways, and recesses related to and within the building complex shall be illuminated with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness. (4) Non-residential buildings. All exterior doors shall be illuminated with an intensity of at least 0.5 foot-candles at the ground level during the hours of darkness.	
Lighting along Walkways	Duarte Station Specific Plan (Esperanza and Solana): The type and location of exterior building lighting shall illuminate pedestrian pathways and preclude direct glare on to adjacent properties.		
Driveways			
Parking Areas	Duarte Station Specific Plan (Esperanza and Solana): Pedestrian scale lighting should be present at entries, plazas, courtyards, parking lots, and other areas where nighttime pedestrian activity is expected. Duarte Station Specific Plan (Esperanza and Solana): Lighting fixtures should advance the Duarte Station Specific Plan area design theme and provide cohesiveness throughout the Specific Plan area. Lighting design of fixtures and their structural support should be architecturally compatible with the architecture of the project. Duarte Town Center Specific Plan: Architecturally compatible lighting and fixtures should be incorporated that are complementary to the intended style/theme. Light fixtures and poles shall be architecturally compatible with the building's architectural style. Color and finish of lighting metalwork, when used, should harmonize with building metalwork, if applicable Architectural lighting should enhance a front building façade during twilight and night-time hours. Lighting accents should be incorporated into features such as doors, window openings, detail cornices, columns, or arcades to create texture and form unique to the building. Stone and brick building façades can benefit from a "close-in" lighting approach that grazes the light across the surface and calls attention to its textural quality by creating shadows. All fixtures and wiring should be wellhidden in the architectural details so that the lighting has a minimal impact during the day. Situations where a building façade is washed with bright light from a distant location are to be avoided. This approach "flattens" out the building's texture and causes unnecessary glare to the nighttime users. Light fixtures should be designed so that the light goes exactly where it is intended. Special care should be taken to include louvers, glare shields, or barn doors to the front of floodlight fixtures to prevent light pollution. Lighting fixtures should be mounted in strategic locations to facilitate maintenance.	Chapter 23.20 Parking and Loading: (1) Parking areas designed to accommodate three or more vehicles shall be provided with a minimum of one foot-candle and a maximum of 3.0 foot-candles of light over of the parking and access surface during the hours of use from one-half hour before dusk until one-half hour after dawn. (2) On-site lighting shall be installed along all vehicular access ways with a minimum of one foot-candle of light over the access way. (3) All lighting shall comply with the standards of § 23.12.090. West Main Corridor Master Plan: -introduce architectural lighting to enhance facades and accentuate key architectural features -provide architectural lighting at building entrances -select fixtures with the architectural design -complement the landscape/streetscape lighting -integrate lighting with signage; unobtrusive external illumination is recommended Alhambra MC 23.12.090 LIGHTING AND ILLUMINATION: (D) Maximum height. Light standards shall not exceed 20 feet in height and shall be appropriate in scale, intensity, and height to the use they are serving. (1) Exceptions. The Planning Commission may allow additional height for activities, uses, or development with unique lighting needs; for accentuating historic architectural features of a building, accentuating signage and/or landscape features; or for security purposes. (E) General requirements. (1) Fixture types. All luminaries shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for "cut off" or "full cut off" luminaires. (2) Design of fixtures. Fixtures shall be appropriate to the style and scale of the architecture. Fixtures on buildings shall be attached only to walls or eaves, and the top of the fixture shall not exceed the height of the parapet or roof or eave of roof. (3) Timing controls. All outdoor lighting in non-residential development shall be on a time clock or photo-sensor system and turned off during daylight hours and during hours when the building are not in use and the lighting is not required for security. (4) Trespass. All lights shall be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties. The light level at property lines shall not exceed 0.3 foot-candles.	
Design of Lighting	Architectural and landscape lighting is encouraged. Duarte Station Specific Plan (Esperanza and Solana): The type and location of exterior building lighting shall illuminate pedestrian pathways and preclude direct glare on to adjacent properties. Duarte Town Center Specific Plan: Fixtures shall not cast light directly into adjacent residential properties; a translucent or optical lens diffuser globe or shield is recommended. The intent of lighting a building is to enhance the best qualities of that building, not to become a "beacon;" therefore, light levels should be appropriate for the amount of illumination intended. Mixed Use Standards: Separation should be created within the site through vertical differences (e.g., grading, massing, roof heights, etc.)	West Main Corridor Master Plan: -minimize glare on adjacent properties and streets; interference with the safe operation of vehicles must be avoided Alhambra MC 23.12.090 LIGHTING AND ILLUMINATION: (D) Maximum height. Light standards shall not exceed 20 feet in height and shall be appropriate in scale, intensity, and height to the use they are serving. (1) Exceptions. The Planning Commission may allow additional height for activities, uses, or development with unique lighting needs; for accentuating historic architectural features of a building, accentuating signage and/or landscape features; or for security purposes. (E) General requirements. (4) Trespass. All lights shall be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties. The light level at property lines shall not exceed 0.3 foot-candles. West Main Corridor Master Plan: -light outdoor spaces for enhanced comfort, safety, and security -allow subtle lighting that accentuates the landscape and highlights key landscape features -select fixtures that are compatible with their surroundings direct landscape lighting away from streets and adjacent properties -complement the architectural and streetscape lighting	R-3-13 Zone (Medium/High Density Residential Zone): All lighting of the buildings, structures, landscaping, yards, parking areas, or similar facilities shall be in compliance with the city's "Dark Sky" objectives and policies. Lighting shall be shielded and directed downward to reflect away from adjoining properties. Commercial Zone: All lighting of the building, landscaping, parking lot or similar facilities shall be shielded and directed away from adjoining properties.
Impact of Lighting on Neighboring Properties			
Landscape Lighting	Duarte Town Center Specific Plan: Architectural and landscape lighting is encouraged. Mixed Use Standards: Landscape features should be used to highlight individual uses.		
Walls and Fencing			

Exhibit A	Duarte	Alhambra	Sierra Madre
		Alhambra MC 23.12.090 FENCES AND FREESTANDING WALLS: Fences, walls, dense hedges, and similar structures shall comply with the standards of this section. (A) Maximum height. The maximum allowed height of fences, walls, dense hedges, and related structures is as follows: (1) Front and street side yards. Fences, walls, dense hedges, and similar structures located within front and street side yards are subject to design review pursuant to Chapter 23.26 and the following. (a) Fences, walls, dense hedges, and similar structures may be a maximum of three feet high measured from finished grade when located within the front yard or within five feet of a street side property line. (b) The fence or wall shall not exceed three feet, measured from the grade of the dirt for which the wall is retaining, but in no event shall the height of the retaining wall, together with the fence or wall, exceed six feet above sidewalk elevation. (c) The fence or wall shall not be constructed from grey smooth block unless architecturally treated (i.e. sand finish stucco, veneer, and the like), wire or chain link. (d) The fence or wall shall not contain any points, spikes, or ornamentation along its top. (e) The fence or wall shall be architecturally compatible with the design and style of the associated development. (2) Within 25 feet of a corner. Fences, walls, dense hedges, and similar structures located within 25 feet of an intersection shall comply with the standards of § 23.12.190. (3) Other areas. Fences, walls, dense hedges, and similar structures located on all other portions of a lot may be a maximum of six feet. The fence or wall shall not contain any points, spikes, or ornamentation along its top. (4) Exceptions. Fences, walls, dense hedges, and similar structures exceeding six feet in height to enclose commercial or industrial uses, tennis courts, or similar areas, when such fences are not in a street setback area, may be erected with approval of a minor use permit. (5) Prohibition on hazardous fencing materials. The use of barbed wire, razor wire, ultra-barrier, electrified, and other hazardous fencing is not permitted unless such fencing is required by any law or regulation of the city, the State of California, federal government, or other public agency. An exception to this standard may be approved for sites in an Industrial District, according to the procedures of Chapter 23.29. (C) Maintenance. All walls and fences shall be maintained in a safe, neat and orderly condition at all times. The finished side of all perimeter fencing shall face adjacent properties.	R-3-13 Zone (Medium/High Density Residential Zone) and RHO (Religious Housing Overlay) Zone: Parking areas, refuse storage, mechanical equipment and the like shall be screened by some combination of walls, plantings or earthworks. Commercial Zone: A. A plant screen shall be erected in place of a wall, provided it is: 1. Sufficient to visually screen the parking area; 2. Composed of specimen stock; 3. Within a planter area of at least four feet in depth; 4. Provided with a permanent irrigation system; 5. Compliant with all other provisions of this section for landscaping, including being an integral part of an approved landscaping plan.
Screening		Alhambra MC 23.12.090 FENCES AND FREESTANDING WALLS: Fences, walls, dense hedges, and similar structures shall comply with the standards of this section. (A) Maximum height. The maximum allowed height of fences, walls, dense hedges, and related structures is as follows: (1) Front and street side yards. Fences, walls, dense hedges, and similar structures located within front and street side yards are subject to design review pursuant to Chapter 23.26 and the following. (a) Fences, walls, dense hedges, and similar structures may be a maximum of three feet high measured from finished grade when located within the front yard or within five feet of a street side property line. (b) The fence or wall shall not exceed three feet, measured from the grade of the dirt for which the wall is retaining, but in no event shall the height of the retaining wall, together with the fence or wall, exceed six feet above sidewalk elevation. (c) The fence or wall shall not be constructed from grey smooth block unless architecturally treated (i.e. sand finish stucco, veneer, and the like), wire or chain link. (d) The fence or wall shall not contain any points, spikes, or ornamentation along its top. (e) The fence or wall shall be architecturally compatible with the design and style of the associated development. (2) Within 25 feet of a corner. Fences, walls, dense hedges, and similar structures located within 25 feet of an intersection shall comply with the standards of § 23.12.190. (3) Other areas. Fences, walls, dense hedges, and similar structures located on all other portions of a lot may be a maximum of six feet. The fence or wall shall not contain any points, spikes, or ornamentation along its top. (4) Exceptions. Fences, walls, dense hedges, and similar structures exceeding six feet in height to enclose commercial or industrial uses, tennis courts, or similar areas, when such fences are not in a street setback area, may be erected with approval of a minor use permit.	Commercial Zone: B. A decorative masonry wall of at least thirty inches high may be substituted for a plant screen provided it is constructed and maintained along the perimeter of all off-street parking areas except at points of ingress and egress. Such wall shall be constructed of masonry units not greater than six inches in height. C. A landscaped area of at least thirty inches in height may be substituted for a wall or plant screen if the planning commission approves its design, location, scale and landscape treatment pursuant to a permit issued under this chapter. D. A decorative concrete, masonry or block wall of at least six feet in height shall be constructed and maintained on the boundary of any use which abuts or which lays across a public alley from a residential zone, except in front setbacks, in which such walls shall be forty-two inches or less in height.
Wall and Fence Height		Alhambra MC 23.12.090 FENCES AND FREESTANDING WALLS: Fences, walls, dense hedges, and similar structures may be a maximum of three feet high measured from finished grade when located within the front yard or within five feet of a street side property line. (1) In the event that there is a retaining wall, the maximum height of the fence or wall shall not exceed three feet, measured from the grade of the dirt for which the wall is retaining, but in no event shall the height of the retaining wall, together with the fence or wall, exceed six feet above sidewalk elevation. (b) The fence or wall shall not be constructed from grey smooth block unless architecturally treated (i.e. sand finish stucco, veneer, and the like), wire or chain link. (c) The fence or wall shall not contain any points, spikes, or ornamentation along its top. (d) The fence or wall shall be architecturally compatible with the design and style of the associated development. (2) Within 25 feet of a corner. Fences, walls, dense hedges, and similar structures located within 25 feet of an intersection shall comply with the standards of § 23.12.190. (3) Other areas. Fences, walls, dense hedges, and similar structures located on all other portions of a lot may be a maximum of six feet. The fence or wall shall not contain any points, spikes, or ornamentation along its top. (4) Exceptions. Fences, walls, dense hedges, and similar structures exceeding six feet in height to enclose commercial or industrial uses, tennis courts, or similar areas, when such fences are not in a street setback area, may be erected with approval of a minor use permit.	
Design/Color/Material of Wall/Fencing		Alhambra MC 23.12.090 FENCES AND FREESTANDING WALLS: Fences, walls, dense hedges, and similar structures shall comply with the standards of this section. (A) Maximum height. The maximum allowed height of fences, walls, dense hedges, and related structures is as follows: (1) Front and street side yards. Fences, walls, dense hedges, and similar structures located within front and street side yards are subject to design review pursuant to Chapter 23.26 and the following. (a) Fences, walls, dense hedges, and similar structures may be a maximum of three feet high measured from finished grade when located within the front yard or within five feet of a street side property line. (b) The fence or wall shall not exceed three feet, measured from the grade of the dirt for which the wall is retaining, but in no event shall the height of the retaining wall, together with the fence or wall, exceed six feet above sidewalk elevation. (c) The fence or wall shall not be constructed from grey smooth block unless architecturally treated (i.e. sand finish stucco, veneer, and the like), wire or chain link. (d) The fence or wall shall not contain any points, spikes, or ornamentation along its top. (e) The fence or wall shall be architecturally compatible with the design and style of the associated development. (2) Within 25 feet of a corner. Fences, walls, dense hedges, and similar structures located within 25 feet of an intersection shall comply with the standards of § 23.12.190. (3) Other areas. Fences, walls, dense hedges, and similar structures located on all other portions of a lot may be a maximum of six feet. The fence or wall shall not contain any points, spikes, or ornamentation along its top. (4) Exceptions. Fences, walls, dense hedges, and similar structures exceeding six feet in height to enclose commercial or industrial uses, tennis courts, or similar areas, when such fences are not in a street setback area, may be erected with approval of a minor use permit. (5) Prohibition on hazardous fencing materials. The use of barbed wire, razor wire, ultra-barrier, electrified, and other hazardous fencing is not permitted unless such fencing is required by any law or regulation of the city, the State of California, federal government, or other public agency. An exception to this standard may be approved for sites in an Industrial District, according to the procedures of Chapter 23.29.	
Location Walls/Fences Permitted		Alhambra MC 23.12.090 FENCES AND FREESTANDING WALLS: Fences, walls, dense hedges, and similar structures shall comply with the standards of this section. (A) Maximum height. The maximum allowed height of fences, walls, dense hedges, and related structures is as follows: (1) Front and street side yards. Fences, walls, dense hedges, and similar structures located within front and street side yards are subject to design review pursuant to Chapter 23.26 and the following. (a) Fences, walls, dense hedges, and similar structures may be a maximum of three feet high measured from finished grade when located within the front yard or within five feet of a street side property line. (b) The fence or wall shall not exceed three feet, measured from the grade of the dirt for which the wall is retaining, but in no event shall the height of the retaining wall, together with the fence or wall, exceed six feet above sidewalk elevation. (c) The fence or wall shall not be constructed from grey smooth block unless architecturally treated (i.e. sand finish stucco, veneer, and the like), wire or chain link. (d) The fence or wall shall not contain any points, spikes, or ornamentation along its top. (e) The fence or wall shall be architecturally compatible with the design and style of the associated development. (2) Within 25 feet of a corner. Fences, walls, dense hedges, and similar structures located within 25 feet of an intersection shall comply with the standards of § 23.12.190. (3) Other areas. Fences, walls, dense hedges, and similar structures located on all other portions of a lot may be a maximum of six feet. The fence or wall shall not contain any points, spikes, or ornamentation along its top. (4) Exceptions. Fences, walls, dense hedges, and similar structures exceeding six feet in height to enclose commercial or industrial uses, tennis courts, or similar areas, when such fences are not in a street setback area, may be erected with approval of a minor use permit.	

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
Noise and Buffering	Duarte Town Center Specific Plan: Mixed Use Standards: Noise-attenuating protection should be added for noise-sensitive uses and to provide privacy for residential areas.		
Design to Reduce Noise		West Main Corridor Master Plan: -buffer adjacent sensitive land uses through compatible landscape and/or architectural treatment.	
Buffering (landscaping)			
Buffering via Fence/Wall			
Loading Areas, Trash, and Utilities		Alhambra MC 23.20.080 LOADING: (A) Loading spaces required. Every new building, and every building enlarged by more than 10,000 square feet of gross floor area that is to be occupied by a non-residential use other than office uses shall provide one off-street loading space per 20,000 square feet of gross floor area. (1) Multi-tenant buildings. The gross floor area of the entire building shall be used in determining spaces for multi-tenant buildings. A common loading area may be provided, if each tenant space is not provided a loading area. (2) Reduction in number of loading spaces required. The loading space requirement may be reduced if the Director finds that the applicant has satisfactorily demonstrated that due to the nature of the proposed use and/or location, such loading space will not be needed or is not practical. (3) Additional loading spaces required. The required number of loading spaces may be increased to ensure that trucks will not be loaded, unloaded, or stored on public streets. Such requirement shall be based on the anticipated frequency of truck pickups and deliveries and of the truck storage requirements of the use for which the on-site loading spaces are required.	
Commercial Loading Areas		West Main Corridor Master Plan: -locate service, loading, and storage areas so that they are not visible from the street Alhambra MC 23.20.080 LOADING: (B) Location. All required loading spaces shall be located immediately adjacent to the exterior wall of the building and a minimum of 25 feet from any Residential Zoning District or use. Loading areas shall not be located within the front or street side yard. (C) Minimum size. Each on-site loading space required by this chapter shall have an unobstructed minimum dimension of 12 feet in width, 40 feet in length, and 15 feet in height, exclusive of driveways for ingress and egress, maneuvering areas and setbacks. The minimum size requirement may be modified if the Director finds that the applicant has satisfactorily demonstrated that due to the nature of the proposed use, such size will not be needed. (D) Access. Loading spaces shall be designed and located such that trucks shall not be required to back into or from an arterial or collector street, or into or from an alley located within 50 feet of any an arterial or collector street. (E) Surfacing. All loading areas shall be surfaced with a minimum thickness of two inches of asphaltic concrete over a minimum thickness of four inches of a base material, to be approved by the Director of Public Works, or with a minimum thickness of four inches of Portland cement concrete. (F) Screening. Loading areas adjoining a street or required front yard, or located directly across an alley from a Residential Zoning District or use shall be screened with a solid wall or other method that is approved by the Director.	
Screening Loading Areas	Duarte Station Specific Plan (Esperanza and Solana): All loading areas should be located at the rear or sides of buildings and screened from public view. For commercial buildings, where there is no alternative, loading may occur through the front door.	Alhambra MC 23.12.120 REFUSE AND RECYCLING COLLECTION AREAS: This section establishes design and locational criteria for refuse, solid waste, recycling, compost, and green waste container storage areas. Refuse, solid waste, recycling, compost, and green waste are collectively referred to as "waste and recycling." (A) General requirements. All waste and recycling shall be placed in appropriate receptacles. All garbage cans, mobile trash bins, receptacles, and all recycling materials and containers for such recycling materials shall be maintained and stored in compliance with this section. (1) Space shall permit housing of required receptacles for separation of waste and recycling. (B) Containment. All development shall provide either individual waste and recycling containers or waste and recycling enclosures consistent with the following: (1) Individual waste and recycling containers. Individual waste and recycling containers for each unit or tenant may be provided as follows: (a) Development type. Individual waste and recycling containers may be provided for: 1. Single-unit development. 2. Multi-unit development with three or fewer units. 3. Non-residential development where the Director finds that the nature of the proposed development is such that the development will be adequately served with individual waste and recycling containers. (b) Location. The waste and recycling containers shall not be located within any of the following areas: 1. Required front or street side setback. 2. Required parking areas. 3. Required landscaped areas. 4. Any other area required by this title or any fire, building, or public safety code to be constructed or maintained unencumbered. (c) Visibility. The waste and recycling containers shall not be visible from a public right-of-way. (2) Waste and recycling container enclosures. Waste and recycling container enclosures are required for all new residential developments of four or more residential units and non-residential development except where the Director finds the development will be adequately served with individual waste and recycling containers pursuant to division (B)(1)(a) above. (a) Size. Waste and recycling-container enclosures shall be sized to accommodate all trash, garbage, recyclables, and green waste receptacles until such items are picked up by the city or its contracted waste and recycling collector. (b) Location. 1. The waste and recycling container enclosure shall be located within 100 feet of an access point to the building they serve for non-residential development and within 200 feet of an access point to the unit it serves for residential development. 2. The waste and recycling container enclosure shall not be located within any required front setback, street side setback, any required parking and landscaped areas, or any other area required by this title to be constructed or maintained unencumbered. (c) Accessibility. 1. Waste and recycling storage areas shall be accessible so that trucks and equipment used by the contracted waste and recycling collector have sufficient maneuvering areas and, if feasible, so that the collection equipment can avoid backing up. 2. For residential development with ten or more units, independent access shall be provided such that trash can be deposited without opening gates. (d) Screening. Waste and recycling storage areas located outside or on the exterior of any building shall be screened with a solid enclosure at least five feet high and include a roof structure. (e) Enclosure material. Enclosure material shall be solid masonry or concrete tilt-up with decorated exterior-surface finish. The trash enclosure shall match and complement the color scheme and architecture of the associated development. (f) Gate material. Latching, view-obscuring gates shall be provided to screen trash enclosure openings.	Commercial Zone: All loading or unloading areas containing a loading dock or similar facility shall be located at such a depth within a completely enclosed building as to reasonably contain and restrict noise. Further, no loading or unloading area shall be visible from a public street, or located within a front yard or side yard adjacent to a public street.
Trash Enclosures Location	Duarte Town Center Specific Plan: All waste and recycling receptacles areas shall be screened from view from any public street and all adjacent properties, and screening shall be designed to be architecturally compatible and integral to the overall project design. R-3 Multiple-Family Residential Zone (Medium Density) and R-4 Multiple-Family Residential Zone (High Density): -Where common waste and recycling receptacles are provided, waste and recycling receptacles areas shall be designed and constructed in accordance with current standard City plans or policies. -Trash enclosures for individual units and/or common facilities should be sized to accommodate separate bins for recyclable trash and regular trash, as well as green/yard waste (when appropriate). -All waste and recycling receptacles areas shall be screened from view from any public street and all adjacent properties, and screening shall be designed to be architecturally compatible and integral to the overall project design. -All waste and recycling receptacles areas shall be located to be convenient, safe, and easily accessible to all residents of the development. City of Duarte Residential architectural and design standards (applies to all residential zones): Multifamily Standards: Architectural screening of trash and storage enclosures shall be constructed of materials and finishes compatible with the adjacent building, and shall be designed and placed to complement the style of development (see Figure 3-20). Recyclable materials and green waste storage areas shall be conveniently located adjacent to solid waste disposal areas, or near one another, or combined. They may only be located inside a specially designated structure, on the outside of a structure in an approved fence or wall enclosure, a designated interior court or yard area with appropriate access, or in rear or interior side yards. Exterior storage areas shall not be located in a required front yard, street side yard, parking space, landscaped area, or open space areas.		Commercial Zone: All outdoor trash, garbage and refuse storage areas shall be screened on all sides from public view by a permanent wall at least five and one-half feet high in conformance with the architectural design of the related buildings, including a solid gate of durable opaque material approved by the director. All bins and containers shall be stored within the enclosure with lids closed at all times when not being loaded.

Exhibit A	Duarte	Alhambra	Sierra Madre
	Duarte Station Specific Plan (Esperanza and Solana): Roof-top mechanical equipment shall be screened from the street level view and appear as integrated building forms both in shape and material. Service areas should be located within the envelope of the building as much as is practical and should not be visible from public streets and spaces. If service areas are not within the building envelope and cannot be located away from the street front, they should be screened from street level views, including from above. The material, scale, and forms of screening used should complement the design of the main building. Buildings shall have a direct door from the interior to the service area(s) so that occupants can access such areas without passing through the public right-of-way. Roof-top-mounted mechanical equipment shall be located away from the street edge and screened from ground-level view behind parapets. Where screening methods other than parapets are used, they should be an integral component of the architectural design or a complementary accent feature to that design. Attached equipment such as antennas, satellite dishes, etc. should be screened from ground level view or integrated into the building design. Ground-level mechanical equipment shall be located away from and screened from view from public areas by walls that complement the building architecture or by landscaping. Exceptions may be made for fire-fighting equipment. City of Duarte Residential architectural and design standards (applies to all residential zones): Roof-mounted equipment, where permitted, shall be screened from view from public rights-of-way and adjacent properties by materials that are architecturally compatible with the structure they serve. Mechanical equipment on the ground or on the roof should be screened from view from adjacent properties and the public right-of-way by an enclosure designed as part of the building or by appropriate landscaping (See Figure 3-19). Water heaters, electrical boxes, gas meters, landscape irrigation equipment, and similar utility boxes should be painted to match the structure or be appropriately screened from view, or should be integrated into the floor plan of the structure. Where feasible, appurtenant equipment, plumbing, and related solar energy fixtures shall be installed in the attic, or if infeasible, flush mounted or ground mounted. Appurtenant equipment, plumbing, and related solar energy fixtures shall comply with the setback requirements of Section 19.32.020 (Permitted Projections into Required Setback Areas) and shall be screened from public view. City of Duarte Residential architectural and design standards (applies to all residential zones): Multifamily Standards: Storage areas shall be completely screened from ground level view using appropriate materials and shall be designed for maximum security. See development standards for storage areas in Section 19.10.060 (R-3 and R-4 Zones: Additional Standards).	West Main Corridor Master Plan: -locate and/or screen rooftop equipment so that it is not visible from the street -make rooftop screening integral to the building's form Alhambra MC 23.12.130 SCREENING: (B) Required screening. (1) Roof-mounted equipment and duct systems. All roof-mounted equipment shall be screened according to the following standards: (a) Flat roof, partial or no parapet. Roof-mounted equipment or ducts located on a flat roof (partial or no parapet) shall be screened from view from any street, public right-of-way or adjacent property. The screening shall be solid, and shall match and complement the color scheme and architecture of the building. (b) Pitched roof. For roof-mounted equipment or ducts located on a pitched roof, the pitched roof shall be designed and constructed to accommodate roof-mounted equipment. A platform shall be constructed and recessed into the roof such that one side of the equipment shall be below the pitch of the roof. The remainder of the equipment and ducts which are above the roof pitch shall be screened from view from any street, public right-of-way or adjacent property. The screening shall be solid, and shall match and complement the color scheme and architecture of the building or roof. (c) Parapet roof. For roof-mounted equipment or ducts located on a parapet roof, the parapet roof shall be designed and constructed to accommodate roof-mounted equipment. Any portion of the equipment or ducts which are above the parapet shall be screened from view from any street, public right-of-way or adjacent property. The screening shall be solid, and shall match and complement the color scheme and architecture of the building. (2) Ground- or wall-mounted equipment. All exterior mechanical and electrical equipment shall be screened, flush mounted, or incorporated into the design of buildings so as not to be visible from public rights-of-way. Equipment to be screened includes, but is not limited to, air conditioners, heaters, pool equipment, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformer boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building. Exceptions may be granted by the Director where screening is infeasible due to health and safety or utility requirements.	Commercial Zone: All storage of wares, merchandise, crates, bottles or similar items shall be within a completely enclosed building. All ground mechanical equipment shall be completely screened behind a permanent structure and all roof top mechanical equipment shall be completely screened from view from street level. R-3-13 Zone (Medium/High Density Residential Zone): Parking areas, refuse storage, mechanical equipment and the like shall be screened by some combination of walls, plantings or earthworks. RHO (Religious Housing Overlay) Zone: All utilities shall be placed underground. R-3-13 Zone (Medium/High Density Residential Zone): Structures used principally for parking shall not be higher than one story. Parking shall not be permitted above ground level.
Utility Location			
Parking Structures Massing of Parking			
Height of Parking			

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
	Duarte Station Specific Plan (Esperanza and Solana): Where parking layout exceeds two rows in depth, parking should be aligned in the direction of pedestrian movement, and pedestrian island walkways are recommended within planted areas. All landscape areas should be protected with planter curbs a minimum of six inches high. All perimeter setback areas should be landscaped. Broadleaf, deciduous trees should be used in parking lots to provide adequate shade in summer and allow sunlight to penetrate in winter. Trees should be set into a tree grate, planting island, or landscaped median that is a minimum of four feet wide (internal dimension) and well protected by tree guards or other mechanisms. Gates securing structured parking areas should be steel and reflect the industrial aesthetic, or a custom art piece that enhances the identity of the building of which they are a part. Partially submerged parking podiums that project above grade should either be integrated into the architectural character of the building above utilizing cladding or building with materials that extend down from the portions of the building above or be built with contrasting materials of a more substantial and permanent character than the portions of the building above to create a base. Duarte Town Center Specific Plan: -Duplicative driveway entrances shall be avoided or eliminated. -Reciprocal access drives are encouraged to link adjacent properties and avoid individual curb cuts for every use/parking lot. -Parking access should be located as far as possible from street intersections to allow for adequate queuing and visibility. -Site designs shall incorporate a minimum stacking distance of 40 feet between the edge of the travel lane and access into the first parking bay. -Colored, textured, and permeable pavement treatments are encouraged at entry driveways. -Parking lots should be located in areas behind buildings and away from the street. Planting areas with low hedges and shrubs (approximately three-feet high) are encouraged to assist in screening parking lots from public view where parking is adjacent to a street. -On-site circulation system shall be designed to minimize pedestrian and vehicle conflicts. -Design parking lots by dividing a large parking lot into a series of smaller connected lots to reduce "heat island" effect. -Dead-end drive aisles and intersections should be avoided where possible. When necessary, provide a five-foot wide recessed area in the landscape area for parking at the end of dead-end drive aisles. -Walkways should be wide enough for multiple people to pass (approximately eight feet in width), and should directly connect public sidewalks with sidewalks on private property, and should be oriented toward building entrances. -Sidewalks at building entrances should be a minimum of 10 feet wide when adjacent to head-in parking, to allow for car bumper overhang, and eight feet wide adjacent to a landscape planter or drive aisles. Landscaping Guidelines: -A minimum five-foot wide landscape finger planter at the end of each parking aisle is required. -Site designs should include one tree for every four parking spaces (minimum tree well size of five feet by five feet). -A minimum of two feet shall be allowed in the planted area for vehicle overhang. This area may be counted as part of the length of the parking stall, but not as part of required planter area. -Canopy trees or solar shade structures should be installed in parking areas to provide shade. Trees should have a 30- to 40-foot canopy potential and be sized at 24-inch box at the time of installation. -The use of pervious paving materials, open pave blocks, and intermittent paving is encouraged to reduce the amount of runoff and retain water for onsite irrigation. Parking Structure Guidelines: -Parking structures shall be integrated into the surrounding buildings' architecture, using architectural details to reduce the massing and landscaping to provide visual relief. -Parking structures should be located below, behind, or between buildings. -All parking structures shall be designed to appear as a commercial building and be compatible with the surroundings when visible from public right-of-way. -Access to parking garages should be integrated into the overall design of the building facade, and minimize disruptions along the street frontage. -Parking structures shall provide screening for cars and headlights while allowing for natural ventilation. -Access to parking shall be garages from side streets or alleys, where possible, rather than from pedestrian-oriented streets. -Provide attractive signs to clearly direct drivers into and out of parking structures and surface parking entrances. -Encourage the installation of solar panels on roof-decks of parking structures and carports in surface lots, both as shading devices for vehicles and as a sustainable energy source. -Incorporate other technologies, such as charging stations for electric vehicles, into parking. -Ground-level retail pads along a portion of the parking structure public facade are encouraged to create a pedestrian-friendly streetscape. -Partially submerged parking podiums that project above grade should either be integrated into the architectural character of the building above, using cladding or building with materials that extend down from the portions of the building above, or be built with contrasting materials of a more substantial and permanent character than the portions of the building above to create a base. -Use architectural details on parking structure to reduce the massing and enhanced landscaping to provide visual relief. The preferred parking structure design approaches are as follows. -Wrapped on Ground Level. An above-ground parking structure where non-parking uses, such as retail spaces, are integrated into the ground level of the building along the street frontage of the parcel. The parking structure may be exposed to the building street frontage on upper levels, with appropriate design and screening. -Wrapped on All Levels. An above-ground parking structure where non-parking uses are integrated into the building along the entire street front-age of the parcel on all levels of the building. The parking structure is totally hidden behind a "liner building" of non-parking uses. -Underground (Partial or Entirety). A parking structure that is fully submerged underground and is not visible from the street. Depending on amount of parking provided, it may also include a level of at-grade parking hidden behind nonparking uses such as retail.	Chapter 23.20 Parking and Loading: Walkways. (1) Where a walkway crosses parking areas or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method. (2) Where a walkway is parallel and within two feet of an auto travel lane, it must be raised or separated from the auto travel lane by a physical barrier consisting of a raised curb at least four inches high. Parking areas designed to accommodate three or more vehicles must be landscaped according to the general standards of Chapter 23.17, as well as the standards of this division: (1) Landscape area required. A minimum of 10% of the parking lot area, including all driveways and maneuvering areas shall be landscaped. (2) Minimum planter dimension. No landscape planter that is to be counted toward the required landscape area shall be smaller than 25 square feet in area, or four feet in any horizontal dimension, excluding curbing. (3) Layout. Landscaped areas shall be well-distributed throughout the parking lot area. A minimum of 10% of the required landscaping shall be located within 15 feet of a building on the site. (4) Landscaping and screening adjacent to streets and alleys. Landscaping and screening shall be provided between any surface parking area and any adjacent public or private street or alley in compliance with the following: (a) A landscaped area at least five feet deep shall be provided along the length of the adjacent street or alley. (b) Screening a minimum 30 inches in height and consisting of one or any combination of the following methods. 1. Walls. Low-profile walls located a minimum of four feet from the property line consisting of brick, stone, stucco, or other quality durable material approved by the Director, and including a decorative cap or top finish as well as edge detail at wall ends. 2. Planting. Plant materials consisting of compact evergreen plants that form an opaque screen. 3. Berms. Berms a minimum of two feet in height and planted with appropriate shrubs and ground cover to achieve a minimum height of 30 inches. (5) Landscaping and screening abutting interior lot lines (non-residential lots). (a) Adjacent to non-residential zone or use. A landscaped area at least three feet wide shall be provided between any surface parking area and any adjacent lot in any district other than Residential for the length of the parking area. (6) Trees. One 24-inch box size tree shall be provided for each ten parking spaces provided. (7) Protection of vegetation. (a) Clearance from vehicles. All required landscaped areas shall be designed so that plant materials, at maturity, are protected from vehicle damage by providing a minimum two-foot clearance of low-growing plants where a vehicle overhang is permitted, or by wheel stops set a minimum of two feet from the back of the curb. (b) Planters. All required parking lot landscaping shall be within planters bounded by a concrete curb at least six inches wide and six inches high. Curbs separating landscaped areas from parking areas shall be designed to allow stormwater runoff to pass through. (8) Visibility and clearance. Landscaping in planters at the end of parking aisles shall not obstruct driver's vision of vehicular and pedestrian cross-traffic. Mature trees shall have a foliage clearance maintained at eight feet from the surface of the parking area. Other plant materials located in the interior of a parking lot shall not exceed 30 inches in height.	

Design of Parking

Exhibit A	Duarte	Alhambra	Sierra Madre
	Duarte Station Specific Plan (Esperanza and Solana): Parking is encouraged in structures, below grade, or encapsulated within buildings to reduce the visual impact. Where this is not feasible, surface parking lots should be located behind buildings, well landscaped with trees planted in a regular configuration, and properly screened from surrounding streets and buildings. Partially submerged parking podiums may be located along public streets and may project above the sidewalk or average finished grade by a maximum of three feet. Duarte Town Center Specific Plan: First-floor parking within buildings ("tuck under parking") and underground parking below buildings is encouraged wherever possible.	Chapter 23.13 Building and Site Design Standards: Limitations on location of parking. Above ground parking and structured parking, including partially submerged or underground parking with three or more feet above ground shall be located a minimum of 40 feet from the primary street facing property line. The Director may approve a modification where one of the following findings may be made: (1) The design incorporates conditioned, usable space built close to the public sidewalk to the maximum extent feasible; and (2) The site is physically constrained such that underground parking or above ground parking located more than 40 feet from the primary street frontage is not feasible. West Main Corridor Master Plan: -encourage subterranean and/or podium parking facilities.	R-3-13 Zone (Medium/High Density Residential Zone): Fully enclosed garages shall be provided for any required covered parking space that is entered directly from any public alley. Each dwelling unit shall have an assigned, enclosed parking space within five hundred feet walking distance of such unit. RHO (Religious Housing Overlay) Zone: Any parking constructed at or above grade shall not be oriented along the frontage of any street. Parking constructed partially above grade shall be permitted along the frontage of a street only along Michillinda Avenue. R-3-13 Zone (Medium/High Density Residential Zone): 1 Each driveway to a garage or parking space shall be at least twelve feet uniform width and shall be totally unobstructed from the pavement upward. a.If any driveway serves as access to more than twelve dwelling units, such driveway shall be not less than twenty feet uniform width and shall be totally unobstructed from the pavement upward; provided, however, that utility poles, guy wires and anchors may be located within two feet of the property line. b.Eaves, no portion of which are less than thirteen feet above the pavement, may overhang any such driveway a distance of not more than three feet, and utility pole cross-arms and utility service wires may be located not less than thirteen feet in height above the paved surface of any driveway. c.Two, twelve-foot driveways may be provided in lieu of a required twenty-foot driveway, in which event one shall be marked "entrance" and one "exit" and all regulations herein before provided with respect to ten and one-half foot driveways shall apply to each of such driveways. d.Every driveway shall be surfaced in a manner that is acceptable to the Fire Department. R-3-13 Zone (Medium/High Density Residential Zone): Open parking compounds shall be screened from adjacent property lines. The arrangement of garage facilities shall be such that they do not face toward any public street or that they shall be screened from view.
Parking Location			
Entries to Parking Structures (pedestrian and vehicle)	Duarte Station Specific Plan (Esperanza and Solana): Multi-Family Residential and Mixed-Use - Entries to underground parking areas which are integrated withthe building are recommended to be gated with a material that iscompatible with the architectural vocabulary of the building.	West Main Corridor Master Plan: -prohibit curb cuts along Main Street -use side streets for service and parking access -make entry ramps integral to the facade design	
Elements to conceal parking structure use		West Main Corridor Master Plan: -limit parking's visual presence by addressing parking as an integral part of the overall design. -screen parking facilities from public view and sensitive uses through compatible landscape and/or architectural treatment. -laminate parking facilities with active uses along Main Street	
Parking Paving	Duarte Station Specific Plan (Esperanza and Solana): The use of permeable paving, stormwater retention, and alternative materials to reduce surface runoff is strongly encouraged and/or required by National Pollutant Discharge Elimination Systems (NPDES) standards. Duarte Town Center Specific Plan: -Textured paving is encouraged at crosswalks within the project as opposed to a painted stripe designation, provided it does not conflict with ADA requirements. -Paving materials, varied in texture and color, should be used where pedestrian and vehicular areas overlap to minimize the negative impact of large expanses of asphalt. The use of concrete (exposed aggregate, colored, or stamped) or pavers (stone, brick, or granite) is preferred.		R-3-13 Zone (Medium/High Density Residential Zone): A minimum of fifty percent of those areas normally covered with an impermeable surface shall be required to be covered or paved with a permeable surface.
Paving			R-3-13 Zone (Medium/High Density Residential Zone) and RHO (Religious Housing Overlay) Zone: Use of decorative and permeable materials is encouraged.
Development Standards			

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
	Duarte Station Specific Plan (Esperanza and Solana): Highland Frontage: From Pedestrian and Streetscape Activity Zone: Minimum: 0' Maximum: 10' Secondary Frontage: From property line: Minimum: 10' Maximum: 20' Rail Frontage (primary): From property line: Minimu m: 20' Rail Frontage (secondary): From property Line: Minimum: 15' Internal Frontage: From back of sidewalk: Minimum: 10' Neighborhood Frontage: From back of sidewalk: Minimum: 10' Paseo Frontage: None Setback Projections (all frontage types except paseo frontage): Ground-floor porches, stairs, bay windows, and awnings may encroach up to 5' into minimum required setbacks. Upper story balconies, bay windows, and awnings may encroach up to 3' into minimum required setbacks. Trash enclosures may be located in the setback as long as they meet requirements in the design guidelines. Outdoor dining and open space amenities are encouraged; site plan review and approval required by the Community Development Director or designee. Setback Projections (only paseo frontage): No building encroachments permitted. Open space amenities allowed. Duarte Town Center Specific Plan: Front Setback - Ground Floor Commercial Use: No min, 5 ft max Ground Floor Residential Use: 10 ft min Side Setback - Ground Floor Commercial Use: None Ground Floor Residential Use: 5 ft min Rear Setback - Ground Floor Commercial Use: None Ground Floor Residential Use: 15 ft min Key Intersection Maximum 18-inch Setback Requirement Where a key intersection is identified in this Plan, the setback of each new corner building or addition to existing corner buildings shall be no more than 18 inches from the adjoining property line. The key intersection setback is required for the first 100 feet of building frontage along both intersecting streets. Key Intersections are identified as any property located at any corner intersection of the following streets: • Buena Vista Street and Huntington Drive • Highland Avenue and Huntington Drive Commercial Front Setback and Key Intersection Setback Exceptions 1. Building Plan Interruptions Exception. To allow for the inclusion of recessed entries, breaks in the building plane, passages to courtyards, and other similar breaks in the street wall; up to 30% of the length of a façade and/or front building plane may be interrupted or set back from the maximum setback requirement to accommodate recessed entries, breaks in building plane, passages to courtyards, and other similar breaks in the street wall. 2. Outdoor Dining Exception. Where a building has a ground-floor commercial use, a maximum setback exception may be permitted of up to 20 feet for outdoor cafes and small plazas. 3. Plaza Exception. At any Key Intersection, no maximum setback is required if a large quasispublic plaza space is constructed with direct access and frontage on Huntington Drive. ARCHITECTURAL FEATURES PROJECTIONS INTO SETBACKS Lobbies, porches, stoops, and other entryrelated architectural features may extend up to four feet into the required front setback area. Upper-floor balconies may extend up to two feet into the setback area; up to three feet may be considered depending on design and Director approval. Where an upper-story setback is required pursuant to Section 3.6.4 and/or 3.6.5, upper-floor balconies may extend up to two feet into the required setback; up to three feet may be considered or up to five feet for rear setbacks depending on design and Director approval. Utilize building setbacks and arcaded spaces as an extension of the sidewalk to provide adequate space for pedestrian movement and activity. This space can be used for outdoor seating, street furniture, landscaping, and public art that can enliven the streetscape. R-2 Two-Family Residential Zone (Medium Density): Front: 20 ft Side interior: 5 ft Side corner: 10 ft Side reverse corner: 15 ft Rear single story: 10 ft Rear second story: 20 ft Abutting an alley: 25 ft R-3 Multiple-Family Residential Zone (Medium Density): Front setback: 30 ft Side interior: 5 ft Side corner: 10 ft Side reverse corner: 15 ft Rear abutting R-1 zone: 25 ft Rear all other zones: 20 ft R-4 Multiple-Family Residential Zone (High Density): Front setback: 30 ft Side interior: 5 ft Side corner: 10 ft Side reverse corner: 15 ft Rear abutting R-1 zone: 25 ft Rear all other zones: 20 ft	RM (Residential Medium) Zone: Min front setback: Average of front setbacks of two adjacent properties or 20 ft, whichever is greater Minimum street side setback (feet): 10 Reverse corner lot setback (feet): The required front setback of the first lot to the rear Minimum interior setback (feet) first story: 5 Minimum rear setback (feet): 10 Minimum distance between buildings (feet measured from eave to eave) (feet): 5 Through lots. In the case of through lots, both street frontages shall be designated as front yards and shall comply with all regulations pertaining thereto, including setbacks, projections, location of parking spaces and open space. RH (Residential High) Zone: Min front setback: Properties on Curtis or Electric Lanes: 15 Other areas: Average of front setbacks of two adjacent properties or 15 ft, whichever is greater Minimum street side setback (feet): 10 Reverse corner lot setback (feet): The required front setback of the first lot to the rear Minimum interior setback (feet) first story: 5 Minimum rear setback (feet): Properties which have rear yards on Curtis or Electric Lanes: 15 feet, otherwise 10 feet Minimum distance between buildings (feet measured from eave to eave) (feet): 5 Through lots. In the case of through lots, both street frontages shall be designated as front yards and shall comply with all regulations pertaining thereto, including setbacks, projections, location of parking spaces and open space. Central Business District (CBD) Zone: front setback: none street side setback: none interior side setback (feet): 0, 10 adjacent to a Residential Zoning District Rear setback (feet): 0, 10 adjacent to a Residential Zoning District Minimum Distance between buildings (feet measured from eave to eave): 5 East Main Commercial (EMC) Zone: front setback: none street side setback: none interior side setback (feet): 0, 10 adjacent to a Residential Zoning District Rear setback (feet): 0, 10 adjacent to a Residential Zoning District Minimum Distance between buildings (feet measured from eave to eave): 5 Commercial Mixed-Use (CMU) Zone: front setback: none street side setback: none interior side setback (feet): 0, 10 adjacent to a Residential Zoning District Rear setback (feet): 0, 10 adjacent to a Residential Zoning District Minimum Distance between buildings (feet measured from eave to eave): 5 Professional Office (PO) Zone: front setback (feet): 20 street side setback (feet): 10 side setback (feet): 5 Rear setback (feet): 10 Minimum Distance between buildings (feet measured from eave to eave): 5 Industrial (I) Zone: front setback (feet): 10 street side setback (feet): 10 side setback (feet): 0, 10 adjacent to a Residential Zoning District Rear setback (feet): 0, 10 adjacent to a Residential Zoning District Minimum Distance between buildings (feet measured from eave to eave): 5	R-3-13 Zone (Medium/High Density Residential Zone): Front Ground Floor: 15 feet Rear: 10 feet Side or Rear (next to R-1 zoned sites) for buildings above one story: 10 feet for height below 20 feet, plus use of "angle-plane". Angle-plane: For yards abutting an R-1 zoned lot, an encroachment limit shall be established which is determined at a point twenty feet above the existing ground level at the setback line as required by subsection D above, and using a forty-five-degree angle inwards toward the property to create additional setback. Side (next to an alley or lots zoned other than R-1) for main/accessory buildings: 10% of lot width. 5 minimum, 15 maximum. Side (next to a public street) for main/accessory buildings: 10% of lot width. 10 minimum, 15 maximum. Side (next to an alley) for garages opening to alley: 25 feet from opposite side of alley R-3-30 (High Density Residential Zone): In the R-3-30 zone only, the minimum front yard setback for the first and second floors shall be fifteen feet. Commercial Zone: A.Front Yard. There shall be a front yard having a minimum depth of five feet extending across the full width of the lot. B.Side Yard. Side yards adjacent to a street or alley shall be not less than ten feet in width. C.Rear Yard. There shall be a rear yard of not less than fifteen feet in width; however, a maximum of ten feet of said rear yard may be used for off-street parking. D.Yards Adjacent to Residential Zones. If either the side or rear yards are adjacent to any residential zone or use, a minimum of ten feet of the required yards shall be landscaped with specimen plants and trees (minimum fifteen gallon stock) to create a solid plant screen as represented on a landscaping plan approved by the director. RHO (Religious Housing Overlay) Zone: The minimum front setback shall be fifteen feet for all floors of the building, except along Michillinda Avenue and Baldwin Avenue, where the minimum front setback shall be five feet. Rear: 10 feet Side or Rear (next to R-1 zoned sites) for buildings above one story: 10 feet for height below 20 feet, plus use of "angle-plane". Angle-plane: For yards abutting an R-1 zoned lot, an encroachment limit shall be established which is determined at a point twenty feet above the existing ground level at the setback line as required by subsection D above, and using a forty-five-degree angle inwards toward the property to create additional setback. Side (next to an alley or lots zoned other than R-1) for main/accessory buildings: 10% of lot width. 5 minimum, 15 maximum. Side (next to a public street) for main/accessory buildings: 10% of lot width. 10 minimum, 15 maximum. Side (next to an alley) for garages opening to alley: 25 feet from opposite side of alley Angle-plane: For yards abutting an R-1 zoned lot, an encroachment limit shall be established which is determined at a point twenty feet above the existing ground level at the setback line as required by subsection D above, and using a forty-five-degree angle inwards toward the property to create additional setback.
Stepbacks	Duarte Town Center Specific Plan: REQUIRED UPPER-STORY STEPBACK: PUBLIC STREET Buildings taller than three stories fronting on public streets shall include building height modulation to reduce building scale at the street edge. Any and all stories above the third story shall maintain an average setback of at least 12 feet from the front property line. The required upper story setback shall create usable outdoor space, such as a rooftop garden or similar amenity. The Community Development Director/Designee is authorized to allow a reduction through the modification process of the required upper story setback by no more than five feet subject to the following: 1. Offset. Each square foot of additional building area proposed within the setback is offset with an additional square foot of public or quasispublic open space (excluding area required for sidewalk dedication or easement) at the street level. 2. Location. The public/quasi-public open space is located along the sidewalk frontage and is not covered by buildings. 3. Design. The design and location is consistent with applicable design guidelines. SIDE/REAR STEP-BACK RELATION TO SINGLE FAMILY RESIDENTIAL (R-1) ZONE A relational height limit to properties located next to the Single Family Residential (R-1) Zone is established to create an appropriate height relationship where new development is adjacent to an existing R-1 Zone. This limit is applied to new development on any parcels that abut another parcel with a R-1 Zone designation. Where a building is adjacent to an existing R-1 Zoned parcel along its side and/or rear property lines, the first two stories of a structure shall be set back a minimum of 10 feet from the side and/or rear property line. The building shall step back a minimum of 30 feet from the adjacent side and/or rear property line for the third story and any story above. Activate upper-story stepback areas with balconies or roof gardens. R-2 Two-Family Residential Zone (Medium Density): In all R-1 and R-2 zones, where the side or rear yard setback for the first story is the minimum required setback for the applicable zone, the second story of any residential structure shall be set back an additional two and one-half feet from the required minimum setback (see Figure 2-2). If the first story is set back 30 inches or more than the minimum required setback, no additional setback of the second story shall be required. R-3 Multiple-Family Residential Zone (Medium Density): For structures with more than one story in the R-3 and R-4 zones, the rear setback shall be increased by five feet for each story or fractional story above the first story. R-4 Multiple-Family Residential Zone (High Density): For structures with more than one story in the R-3 and R-4 zones, the rear setback shall be increased by five feet for each story or fractional story above the first story.	RM (Residential Medium) Zone: Minimum interior setback (feet) upper stories: 6 RH (Residential High) Zone: Minimum interior setback (feet) upper stories: 6 Chapter 23.13 Building and Site Design Standards: In addition to the façade articulation requirement in division B(3)(b)1, above, upper and lower stories in buildings of three or more stories shall be distinguished by incorporating one or more of the following features. These features may be applied to the transitions between any floors, except where otherwise specified. c. Setting back the top floor or floors of the building at least five feet from the remainder of the façade. West Main Corridor Master Plan: -upper floor setbacks are encouraged -respond to adjacent residential use with a sensitive transition in scale and massing; a step back in building height or break in massing is appropriate. Central Business District (CBD) Zone, East Main Commercial (EMC) Zone, and Commercial Mixed-Use (CMU) Zone: Buildings shall be located within ten feet of street-facing property lines for at least 50% of the linear street frontage. Modifications. These requirements may be modified or waived through approval of a modification upon finding that: 1. Entry courtyards, plazas, entries, or outdoor eating areas are located adjacent to the property line and buildings are built to the edge of the courtyard, plaza, or dining area; or 2. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street or is designed in a manner that compliments adjacent or surrounding land uses.	R-3-13 Zone (Medium/High Density Residential Zone): Front Second Floor: 25 feet
Build to Line			
Building Coverage		RM (Residential Medium) Zone: Max lot coverage: 45% RH (Residential High) Zone: Max lot coverage: 55%	R-3-13 Zone (Medium/High Density Residential Zone): Building coverage shall not exceed an aggregate of 45% of the lot area. Covered area shall be considered to be the total amount of land covered by residential structures, garages, driveways, and other impermeable surfaces. Decks, permeable patios, porous paving areas, vegetated roof areas, recreational areas, pedestrian walkways and terraces shall not be considered covered areas for the purpose of this standard. An additional 15% in covered area may be added to the aggregate, increasing it to 60% with the use of porous surfaces and/or vegetated roof areas. Commercial Zone: Coverage of any parcel by roofed structures shall not exceed eighty percent, exclusive of all existing or required streets, sidewalks and alleys.

Setbacks

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit A	Duarte	Alhambra	Sierra Madre
		Central Business District (CBD) Zone, East Main Commercial (EMC) Zone, and Commercial Mixed-Use (CMU) Zone: Frontage improvements. The area between buildings and the property line shall be improved as part of a wider sidewalk, outdoor dining/seating area, or with landscaping. Alhambra MC CHAPTER 23.17 LANDSCAPING: 23.17.020 APPLICABILITY. The provisions of this chapter shall apply to the following: (A) All new development. (B) Additions to single-unit dwelling residential developments that expand existing floor area by 50% or more. (C) Additions to multi-unit dwelling residential developments and non-residential development that expand existing floor area by 10% or more. (D) All new and rehabilitated landscaping projects that include new irrigated landscaping over 2,500 square feet. 23.17.030 AREAS TO BE LANDSCAPED. In addition to areas required to be landscaped pursuant to other sections of this title, the following areas shall be landscaped, and, where located on-site, may count toward the total area of a site required to be landscaped. All landscaping shall comply with the requirements of § 23.17.050. (A) Street-facing yards. All street-facing yards shall be landscaped with live plants pursuant to § 23.17.050(A), except as follows: (1) Hardscape areas. (a) Residential. 1. Up to 25% of the yard area may be covered by non-decorative hardscape features (e.g., concrete, asphalt, gravel, driveways, sidewalks, etc.). 2. Up to 25% of the yard area may be covered by decorative permeable hardscape features (e.g., brick, stone, mulch, water feature, etc.). (b) Non-residential. Up to 75% of the yard area may be covered by hardscape features (e.g., concrete, asphalt, gravel, driveways, sidewalks, etc.). (2) Through lots. Rear yards of through lots that are located behind a solid wall or fence five feet or higher in height approved through the modification process are not required to be landscaped. (B) Sloped areas. All areas with 3:1 or greater slope. (C) Parkways. Live plant materials shall be the primary materials used. No more than 25% of the parkway area shall be covered by non-decorative hardscape features (e.g., concrete, asphalt, gravel, sidewalks, etc.) No more than 25% may be covered by decorative permeable hardscape features (e.g., brick, mulch, etc.). The remaining 50% of the parkway area must be of live plant material which shall not exceed 36 inches in height and an automatic irrigation system shall be required for the parkway area(s). Loose decorative stone and sharp or thomed plant material are discouraged. Artificial turf is not allowed in parkways. All parkway tree species should be in accordance with the city's Street Tree Planting Plan. (1) Landscaped parkways abutting streets must be maintained by the property owner in such a way as to keep all plant life alive, thriving and displaying its natural colors and shall be properly trimmed and cut. (D) Building perimeters. The portions of a non-residential building that front a public street shall have one or more landscape planters installed along a minimum 20% of that building face. The minimum width of the planter shall be three feet. This standard does not apply where a building is located on the front or street side property line. (E) Parking areas. Parking areas as required by Chapter 23.20. (F) Unused areas. All areas of a project site not intended for a specific use, including areas planned for future phases of a phased development, shall be landscaped, hydrosedded, or left in a natural state. 23.17.050 GENERAL REQUIREMENTS. (A) Materials. (1) General. (a) Required landscaped areas shall be planted with a combination of ground covers, shrubs, vines, and trees. A minimum of one different plant type per 1,000 square feet of lot area shall be provided, up to a maximum of ten different plant types. (2) Required water efficient plants. One of the following options of types of plants shall be chosen to ensure that the landscape project meets water efficiency requirements. (a) Option A: all low water plants. Exclusive of garden areas dedicated to edible plants, all plants and trees shall be low or very low water use (average California Department of Water Resources study, Water Use Classification of Landscape Species (WUCOLS) plant factor of 0.3). Option A is available for all residential and non-residential areas. (b) Option B: primarily low water plants. Exclusive of garden areas dedicated to edible plants, at least 75% of the landscape area shall contain low or very low water use plants (average WUCOLS plant factor of 0.3). Option B is only available for residential areas. (c) Option C: water use calculation. The estimated total water use (ETWU) of the landscaping shall not exceed the maximum applied water allowance (MAWA), calculated pursuant to the State Model Water Efficient Landscape Ordinance (MWELO). Option C is available for all residential and non-residential areas. 1. Department of Water Resources Model Water Efficient Landscape Ordinance compliance required. Where Option C: water use calculation is selected, all requirements of the Department of Water Resources Model Water Efficient Landscape Ordinance shall apply. (3) Size and spacing. Plant materials shall be grouped in hydrozones in accordance with their respective water, cultural (soil, climate, sun and light), and maintenance needs. Plants shall be of the following size and spacing at the time of installation: (a) Ground covers. Ground cover plants other than grasses shall be at least the four-inch pot size. Areas planted in ground cover plants other than grass seed or sod must be planted at a rate of one per 12 inches on center. (b) Shrubs. Shrubs shall be a minimum size of one gallon. When planted to serve as a hedge or screen, shrubs shall be planted with two to four feet of spacing, depending on the plant species. (c) Trees. Required trees must be planted in the ground. All parkway tree species shall be in accordance with the city's Street Tree Planting Plan. 1. Residential development. A minimum of one 24-inch box tree per 50 feet of street frontage shall be provided within the yard fronting the street. A minimum of at least one 24-inch box tree shall be required. 2. Mixed-use and non-residential development. a. A minimum of one 36-inch box tree per 50 feet of street frontage shall be provided within the yard fronting the street. b. A minimum of one tree of at least 15-gallon size shall be planted per 20 linear feet or as appropriate to create a tree canopy over the required setback along interior property lines abutting Residential Zones. (4) Artificial turf. (a) Material. Artificial turf must meet minimum material standards, including the following: 1. The turf shall have a minimum eight-year no-fade warranty as issued by the manufacturer. 2. The turf shall be cut-pile infill, minimum pile height one and two-thirds inches and a maximum of one and three-quarter inches, with parallel long stich blades. 3. The synthetic turf blades (not including the thatch layer) shall be required to contain at least two natural green colors. 4. The turf must contain a beige or tan thatch layer. 5. Be affixed to a permeable triple-layer backing and allow water to percolate through the synthetic grass at a drain rate of at least 30 inches per hour, to an adequate drainage system installed underneath the artificial turf to prevent run-off, pooling and flooding. 6. The synthetic turf shall comply with all federal and state standards related to lead and heavy metal content. 7. The fill material shall be of silica sand or zeolite material that is brushed in to keep the blades upright and achieve a natural grass look. Any replacement fill shall be the same. The use of rubber crumb infill is prohibited. 8. Must be constructed to maximize dimensional stability, resist damage during normal use and minimize UV degradation with a tear grab strength of at least 200 pounds. It must be resistant to staining, weather, insects, rot, mildew, and fungus and shall be non-allergic and non-toxic and able to pass the pill burn test for flammability. 9. The use of indoor/outdoor carpeting and artificial shrubs. Square	
	Duarte Station Specific Plan (Esperanza and Solana): All areas not covered by buildings, walkways, driveways, parking spaces, and service areas should be landscaped with climateappropriate plantings. Plant materials should favor native and native-compatible plants. Landscaping should enhance the quality of the project by defining edges, framing and softening the appearance of buildings, defining site functions, screening parking and storage areas, and buffering uses and neighboring properties. Landscaping at the base of buildings is encouraged to soften the transition between building and streets. Landscaped areas should generally incorporate plantings utilizing a three-tiered system: a) trees, b) shrubs or vines, c) groundcover. Landscaping should be in scale with the adjacent buildings and be of appropriate size at maturity. Placement of landscaping should not interfere with the lighting of the project area or restrict access to utilities. Planters and pots placed in building recesses, adjacent to walls, plazas, and courtyards are encouraged. Planters and pots should complement building architecture. Bio-retention areas can be used to detain run-off in planters. Street trees of a species identified by the City are required and should be spaced appropriately (in parkway strips or in tree-wells within wider sidewalks or plazas) to emphasize and reinforce the spatial definition between the building, pedestrian environment and the street. Design tree wells to be consistent the City's public realm tree well design, with tree wells occupying a minimum space of three feet by five feet to allow for healthy street trees. City of Duarte Residential architectural and design standards (applies to all residential zones): Multifamily Standards: Landscaping shall be provided consistent with the requirements of Chapter 19.40 (Landscaping). Parking shall be screened from streets through combined use of berming, walls, and landscaping (see Figure 3-21). Common open space areas shall be landscaped appropriate to their function. See common open space standards in Section 19.10.060 (R-3 and R-4 Zones: Additional Standards). City of Duarte Residential Landscaping Standards: The following standards shall apply to all parcels in all residential zones. A.A minimum of 20 percent of the entire parcel shall be fully landscaped with plant materials. B.At least 50 percent of the Front Yard Landscaped Area and 50 percent of the Visible Street Side Yard shall be landscaped with live vegetation, artificial turf, drought-tolerant landscaping or a combination of the three, as further described below: 1.Live vegetation may include turf, trees, shrubs, groundcover, flowers, or other similar vegetation. 2.Artificial turf is limited to no more than 40 percent coverage of the Front Yard Landscaped Area and shall include a minimum of 60 percent of live vegetation. Artificial turf is limited to no more than 40 percent coverage of the Visible Street Side Yard and shall include a minimum of 60 percent of live vegetation. (See Section 4.2 of the Guidelines) 3.Drought tolerant landscaping shall include native water conserving plants. (See Section 4.3 of the Guidelines) C.Artificial turf is not permitted within the parkway. D.Bare dirt is not permitted within the front yard, visible street side yard or within the parkway. All bare dirt areas shall be finished with a minimum three inch thick layer of mulch, organic bark or earth-toned colored rubber bark. E.Parking lots for multi-family developments providing 10 or more parking spaces shall be landscaped per the requirements of Section 19.38.200 (Parking Lot Landscaping).		
Landscaping			

Exhibit A	Duarte	Alhambra	Sierra Madre
	Duarte Station Specific Plan (Esperanza and Solana): Studio/1-Bedroom: 1 per unit 2-Bedroom: 1.8 per unit 3-Bedroom: 2 per unit Guest spaces: Projects over 150 units: 0.15 per unit; projects 149 units or less: 0.2 per unit Tandem Parking: Residential - Allowed if both spaces are shared by the same unit Affordable Housing Parking Requirements - the number of required parking spaces for affordable housing developments shall be determined on a case-by-case basis to ensure the economic feasibility of affordable housing projects. The parking requirement shall be determined by the Community Development Director or designee or the final decisionmaking body if associated with an entitlement package subject to Planning Commission or City Council review. Duarte Town Center Specific Plan: Mixed-Use Parking Allowances • The first 1,000 square feet of gross commercial floor area in a mixed-use development is exempt from providing off-street parking. • Guest spaces for residential uses may be fulfilled through required commercial parking (shared). • Parking requirements may be reduced up to 50 percent, subject to a conditional use permit and required parking study completed by the City and paid for by the applicant/developer. Residential Parking Requirements: Live-Work Unit: 2 spaces per unit and 1 guest parking space per each 2 units Studio and 1-bedroom units: 1 space per dwelling unit, plus 1 guest parking space per each 4 units 2-bedroom units: 2 spaces per dwelling unit with 2 bedrooms, plus 1 guest parking space per each 4 units 3-bedroom+ (includes 2-bedroom with den): Parking requirements are to be determined through required parking analysis. For multi-family development projects, tandem spaces shall not constitute more than 50 percent of all required spaces within a development. Tandem spaces shall not be permitted for guest spaces.		
Parking Requirements			R-3-13 Zone (Medium/High Density Residential Zone): 1 space for studio or 1 bedroom unit 2 spaces for 2 bedroom unit or more Commercial Zone: A. The number of off-street parking spaces required for residential uses shall be as follows: 1.For each dwelling unit with a floor area (not counting parking area) up to one thousand square feet: one parking space. 2.For each dwelling unit with a floor area (not counting parking area) greater than one thousand and up to three thousand five hundred square feet: two parking spaces. 3.For each dwelling unit with a floor area (not counting parking area) greater than three thousand five hundred square feet: three parking spaces. 4.For multi-family projects, guest parking shall be required at a ratio of one parking space per five dwelling units, rounded to the nearest whole number; provided however, that no guest parking shall be required for the first four dwelling units in each multi-family project. For example, a multi-family project with fifteen dwelling units would require two guest parking spaces (as the project would have eleven dwelling units subject to the guest parking requirement, multiplied by 0.2 equals 2.2, which would be rounded down to two). 5.For each affordable unit, the number of required parking spaces shall be one fewer per dwelling unit than required by subsections 1 through 3 above, and no guest parking shall be required for a multi-family project that includes one or more affordable units. 6.Parking for second units shall be provided in accordance with Chapter 17.22. 7.Required parking for group living facilities subject to a conditional use permit shall be determined by the planning commission. In addition to other findings required in order to approve any such application, the planning commission shall also find the proposed group living facility will not unreasonably overload street parking or public parking facilities nor create a nuisance. 8.Emergency shelters shall accommodate all staff working in the emergency shelter. One parking space for each employee or volunteer on duty, plus one space for every vehicle operated by the facility, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. RHO (Religious Housing Overlay) Zone: Development under the RHO zone is eligible for the alternative or special parking standards described in Section 17.34.070. Alternative Parking Standards: 0-1 bedrooms, 0.5 spaces 2-3 bedrooms, 1 space 4+ bedrooms, 2 spaces Special Parking Standards: 0.5 spaces for Housing development with at least 11% very low income, 20% lower income, or 40% moderate income units and located within one-half mile of a major transit stop 0 spaces for: -Development 100% affordable to lower income households and located within one-half mile of major transit stop -Senior housing development 100% affordable to lower income households, with paratransit service or located within one-half mile of a bus route operating at least 8 times per day -Special needs housing development 100% affordable to lower income households, with paratransit service or located within one-half mile of a bus route operating at least 8 times per day -A supportive housing development 100% affordable to lower income households
Sloping		Chapter 23.20 Parking and Loading: Multi-unit parking requirement - 2 spaces within an enclosed garage per unit, 0.5 guest parking space per unit. Guest parking may be uncovered CBD Zoning District multi-unit parking requirement: 1.5 spaces per unit plus 0.3 guest parking spaces per unit RM (Residential Medium) Zone and RM (Residential Medium) Zone: Sloping lot adjustment. Where a lot has a slope greater than 25 percent, measured from the curb line to a point midway between the side lot lines at a distance of 50 feet from the front lot line, the minimum required front setback is that of the zone. An attached or detached garage with a maximum capacity of two cars and no more than 10 feet in height measured from the front property line, may be set back a minimum of five feet from the front and side property lines.	
			R-3-13 Zone (Medium/High Density Residential Zone): Landscaping should be designed to minimize impact of development on surrounding properties. Tree preservation and landscaping with specimen trees are encouraged. All open areas with the exception of vehicular accessways and parking areas, pedestrian walkways and paved and/or covered recreational facilities shall be landscaped and permanently maintained in an attractive manner. For new construction, on-site trees equivalent to one, fifteen-gallon tree for each dwelling unit shall be provided. Additional trees and shrubs shall also be planted to provide a well-balanced landscape plan. For the purpose of this section other specimen material as approved by the planning department may be considered as equivalent to a fifteen-gallon tree. Commercial Zone: All site landscaping shall be so designed with both form and function in mind and not just as a decorative element. Desirable aspects of landscape design that are: 1.Plant material selection for seasonal color; 2.Low maintenance plant materials; 3.Use of ground cover plant materials rather than nonplant substitutes; 4.Use of native trees when appropriate. Review of a proposed design shall be related to the surrounding existing development with greater emphasis placed upon compatibility with adjacent development related to: g.Landscaping The provisions of Chapter 17.68 shall apply in addition to the following: A.All open areas with the exception of vehicular accessways and parking areas, pedestrian walkways, approved outdoor seating and sales areas, and paved or covered recreational facilities shall be landscaped and irrigated. Such landscaping and irrigation system shall be permanently maintained. Existing trees to be removed shall be replaced with a substitute specimen trees (minimum thirty-inch box container size) elsewhere on the site. B.All planted areas shall be surrounded by a curb of concrete or comparable material at least six inches above the higher of the final grade or the pavement of the parking lot, except when such planted areas lie adjacent to a paved sidewalk, masonry wall or a building. C.Landscaping shall consist of trees, shrubs and ground covers with careful consideration given to eventual size, form, susceptibility to disease and pests, durability, water consumption and adaptability to soil and climate conditions. D.A landscape plan drawn at a scale of not less than one inch to thirty feet shall be submitted and shall include: 1.Square footage of each landscaped area; 2.Total square footage of all landscaped areas; 3.Percentage of the site devoted to landscaping; 4.Type of plant materials, i.e., the botanical and common names; 5.Location of all plant materials; 6.Container size and number of all plant materials; 7.Type, size and location of a permanent irrigation system. RHO (Religious Housing Overlay) Zone: Landscaping should be designed to minimize impact of development on surrounding properties. Tree preservation and landscaping with specimen trees are encouraged.

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Memo of ODS | The Arroyo Group
SGV COG Objective Design Standards
25 September 2025



EXHIBIT B

MEMORANDUM OF OBJECTIVE DESIGN STANDARDS RESEARCH

P25056 | SGV COG Objective Design Standards | San Gabriel Valley

ONYX Architects was contracted as a consultant to The Arroyo Group to assist with the development of a Regional Objective Design Standard (ODS) applicable to the San Gabriel Valley. In an effort to complete Task 2 – Research and Outlines, under the list of SGVCOG & The Arroyo Group approved deliverables and outlined tasks, ONYX has prepared this memorandum that list specific observations of successful and unsuccessful ODS documents based on its effectiveness in implementation to a city or community.

Following is a summary and/or list of findings from ONYX's experience and research of successful or unsuccessful regional zoning approaches and effective ODS implementation in other cities.

COUNTY OF SAN FRANCISCO - ODS

Latest draft completed on May 30, 2024, this document starts with the California State law that requires housing projects subject to the Housing Accountability Act (HAA) to be reviewed with design criteria under the definition of Objective Standards. This ODS considers immediate context in reviewing the appropriateness of a proposed development's siting, size, programing and design.

Successful aspects:

- Covers a range of scales – site design, building massing, and architecture.
- Ensures development reflects key features of a walkable urban environment
- Provides standards that address issues related to a new building's relationship to its existing context
- Provides architectural standards that are focused on creating dimension, texture, and character critical for creating an engaging pedestrian friendly environment
- Establishes a clear structure for each "standard", which each standards is listed & described, gives all-encompassing rationale, and illustrations that further describe its application.
- Provides options for different block confirmations / sizes, which is clearly distinguished by measurable sizes.
- Identifies certain districts / communities where standards are applicable.
- References code compliance as needed.
- Provides a mix of graphics, diagrams, and photograph illustrations

Unsuccessful aspects:

- Does not capture unique site conditions, such as terrain or easements, or odd shaped lots
- Not enough graphics to capture each 'standard'.
- Graphics are too detailed and do not highlight the key aspects of the standard / design intent
- Does not provide enough alternatives, for example building mass, standard states 'when building abuts the side property line of a residential property, the first 10 lateral feet of the new building shall be no taller than the height of the adjacent structure.' This standard is ambiguous, particularly regarding how height is measured and whether features such as penthouses, parapets, or railing are included. Additionally, the graphics provided only depict flat roofs, offering limited applicability to different building types.
- Does not guide standards to be located or emphasized in certain locations. For instance, where modulation is required, focus modulation at primary entries or openings, if in series distribute evenly throughout the building façade, etc.
- Missing a definitions page for architectural elements / features. Graphics are not enough.

Screenshot of County of San Francisco ODS document

04. STEPBACKS

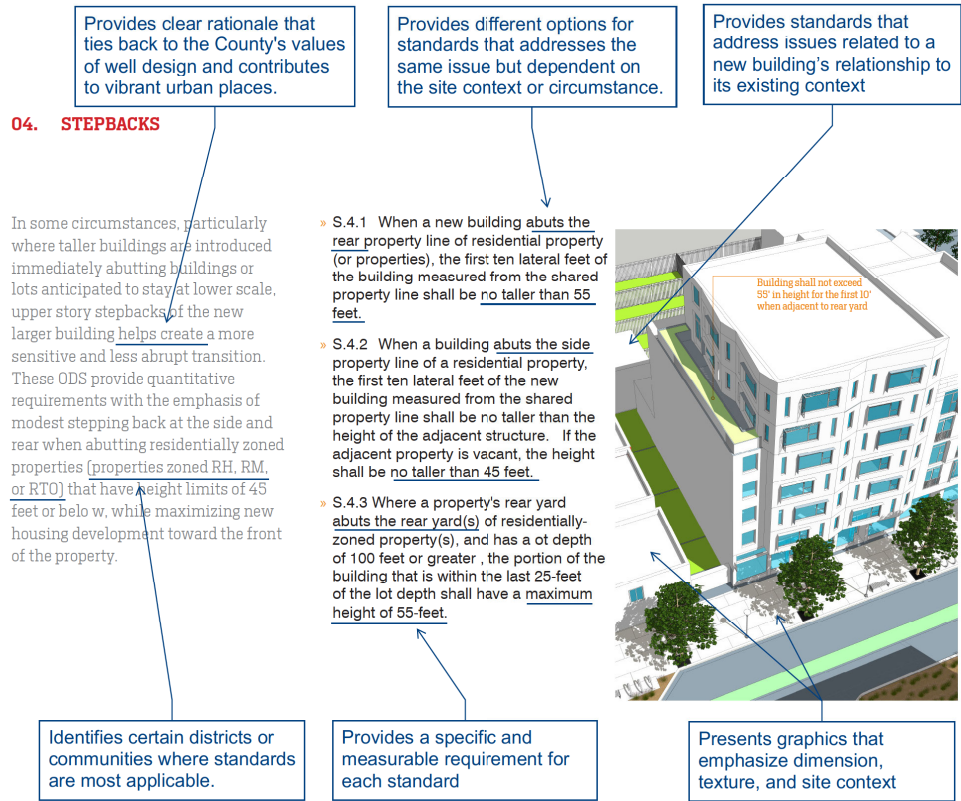
In some circumstances, particularly where taller buildings are introduced immediately abutting buildings or lots anticipated to stay at lower scale, upper story stepbacks of the new larger building helps create a more sensitive and less abrupt transition. These ODS provide quantitative requirements with the emphasis of modest stepping back at the side and rear when abutting residentially zoned properties (properties zoned RH, RM, or RTO) that have height limits of 45 feet or below, while maximizing new housing development toward the front of the property.

- » S.4.1 When a new building abuts the rear property line of residential property (or properties), the first ten lateral feet of the building measured from the shared property line shall be no taller than 55 feet.
- » S.4.2 When a building abuts the side property line of a residential property, the first ten lateral feet of the new building measured from the shared property line shall be no taller than the height of the adjacent structure. If the adjacent property is vacant, the height shall be no taller than 45 feet.
- » S.4.3 Where a property's rear yard abuts the rear yard(s) of residentially-zoned property(s), and has a lot depth of 100 feet or greater, the portion of the building that is within the last 25 feet of the lot depth shall have a maximum height of 55-feet.



Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Call-outs for County of San Francisco ODS document



CITY OF DEL MAR - ODS

The latest draft completed on September 2024, this document starts with the California State law that requires housing project subject to the Housing Accountability Act (HAA) to be reviewed with design criteria under the definition of Objective Standards. It also discusses its intent of protecting the City's unique residential seaside community.

Successful aspects:

- Covers a range of scales – site planning and design, building design, and ground-floor design.
- Provides a definitions section.
- Provides administrative exceptions with detailed explanation
- Establishes a clear structure for each “standard”, which each standard is listed & described, gives all-encompassing rationale, and illustrations that further describe its application.
- Provides options of site and building features to choose from as it relates to a standard
- Clearly labels each illustration as it relates to each standard
- Illustrations are clear and highlight each standard with consistent graphics. This helps both applicant's and city staff understand each design standard
- Includes photos of successful project in the city which is in compliance to one or multiple standards.
- Provide an asterisk to each standard, when non-applicable to a certain district or neighborhood.
- Overall, formant, font, layout, and graphics are consistent, not-overpowering, and legable.

Unsuccessful aspects:

- Rational is over simplified and not connected to all sub-categories / standards.
- Does not provide enough information on building finishes, materials, or color as it relates to building type or architectural style.
- Overall, the ODS could use a section that describes districts or neighborhoods in question. This will need to be cross-referenced with current city maps.
- Definitions could use graphics to help understand.

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Screenshot of City of Del Mar ODS document

B. Site Planning and Design

The building placement, arrangement of activities and design of the site are significant factors in maintaining the unique character and scale of Del Mar's existing neighborhoods. The Site Planning and Design section addresses the standards for the following topics:

- B.1 Neighborhood Compatibility
- B.2 Floodplain Overlay Zone
- B.3 Natural Topography and Grading
- B.4 Retaining Walls and Fencing
- B.5 Circulation and Parking
- B.6 Hardscape
- B.7 Landscape and Vegetation
- B.8 Open Space

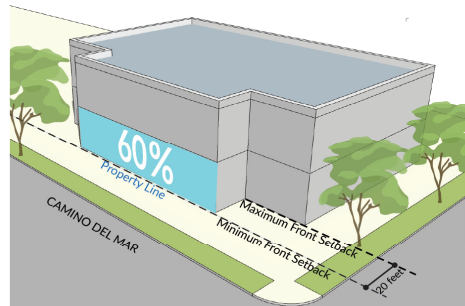


Figure B-1: Camino Del Mar building frontage setback requirements.

B.1. Neighborhood Compatibility

Ensure that new multi-unit residential and mixed-use development reflects the scale and character of Del Mar's existing neighborhoods.

SETBACKS

1. Front, side, and rear yard setbacks shall meet the minimum standards set in the DMMC Title 30 - Zoning.
2. For parcels that face Camino Del Mar, the following standards shall apply:
 - a. Along Camino Del Mar between Del Mar Heights Road/4th Street and 15th Street, the following shall be included:
 - A 10-foot minimum public sidewalk, measured perpendicularly from the existing curb line.
 - The 10-foot sidewalk shall include a 5-foot landscaping and furniture zone and a 5-foot continuous walkway.
 - b. Where there is no minimum front yard setback required, buildings may be built up to the property line.
 - c. Along Camino Del Mar, between 10th and 13th streets where "Town and Country" parking has been provided in the front yard setback, the existing setback shall be considered the minimum front yard setback.
3. A minimum of 60% of the building facing Camino Del Mar and any intersecting street (where the parcel faces two streets) shall meet the minimum front yard setback as shown in Figure B-1.
 - a. The remaining building frontage may be set back up to 20 feet to allow for one or more site features including:
 - Plazas
 - Landscaping
 - Open space
 - Outdoor dining
 - Building entries
 - Building articulation

Call-outs for City of Del Mar ODS document

B. Site Planning and Design

The building placement, arrangement of activities and design of the site are significant factors in maintaining the unique character and scale of Del Mar's existing neighborhoods. The Site Planning and Design section addresses the standards for the following topics:

- B.1 Neighborhood Compatibility
- B.2 Floodplain Overlay Zone
- B.3 Natural Topography and Grading
- B.4 Retaining Walls and Fencing
- B.5 Circulation and Parking
- B.6 Hardscape
- B.7 Landscape and Vegetation
- B.8 Open Space

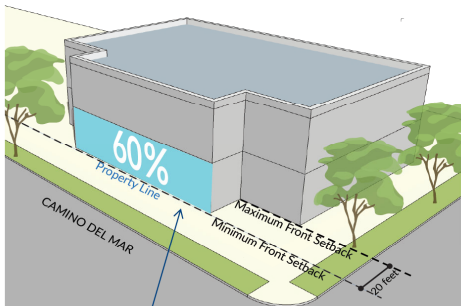


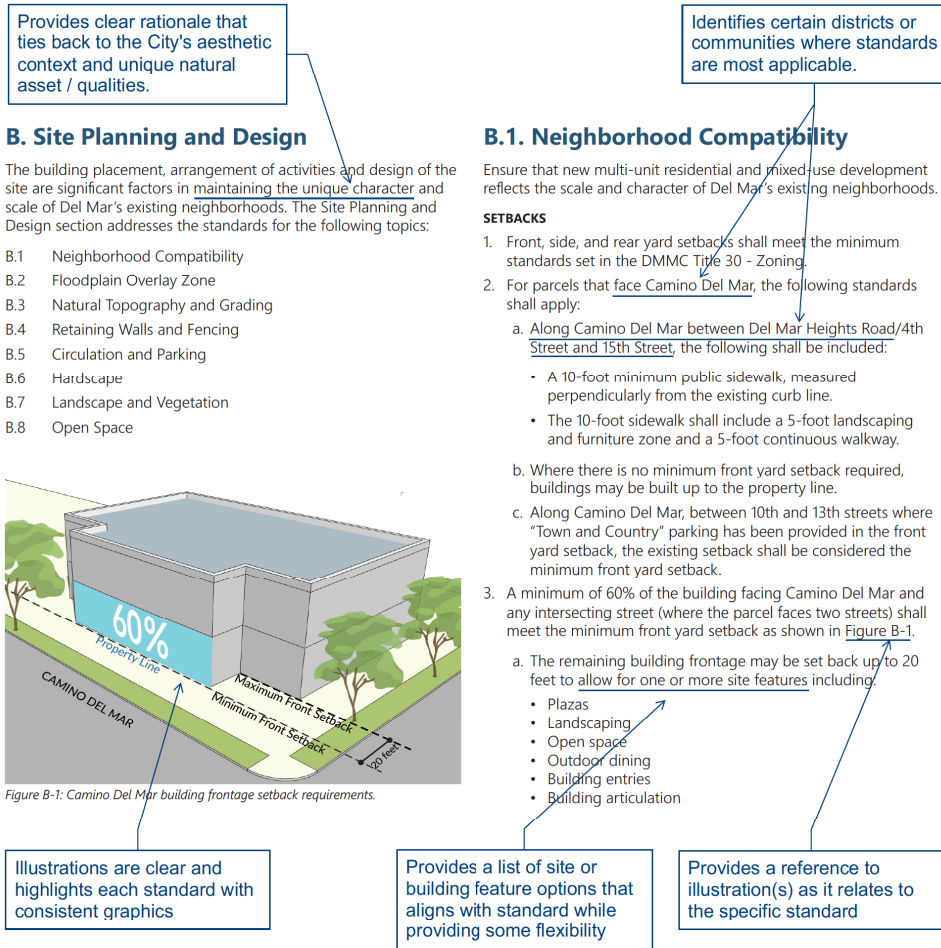
Figure B-1: Camino Del Mar building frontage setback requirements.

B.1. Neighborhood Compatibility

Ensure that new multi-unit residential and mixed-use development reflects the scale and character of Del Mar's existing neighborhoods.

SETBACKS

1. Front, side, and rear yard setbacks shall meet the minimum standards set in the DMMC Title 30 - Zoning.
2. For parcels that face Camino Del Mar, the following standards shall apply:
 - a. Along Camino Del Mar between Del Mar Heights Road/4th Street and 15th Street, the following shall be included:
 - A 10-foot minimum public sidewalk, measured perpendicularly from the existing curb line.
 - The 10-foot sidewalk shall include a 5-foot landscaping and furniture zone and a 5-foot continuous walkway.
 - b. Where there is no minimum front yard setback required, buildings may be built up to the property line.
 - c. Along Camino Del Mar, between 10th and 13th streets where "Town and Country" parking has been provided in the front yard setback, the existing setback shall be considered the minimum front yard setback.
3. A minimum of 60% of the building facing Camino Del Mar and any intersecting street (where the parcel faces two streets) shall meet the minimum front yard setback as shown in Figure B-1.
 - a. The remaining building frontage may be set back up to 20 feet to allow for one or more site features including:
 - Plazas
 - Landscaping
 - Open space
 - Outdoor dining
 - Building entries
 - Building articulation



Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Memo of ODS | The Arroyo Group
SGV COG Objective Design Standards
9 September 2025

CITY OF ORANGE - ODS

The latest draft completed on September 2024, this document starts with the California State law that requires housing project subject to the Housing Accountability Act (HAA) to be reviewed with design criteria under the definition of Objective Standards. It also clarifies that the standards may also be implemented as a replacement or to add supplemental detail specific existing standards, which is what the SGVCOG is expecting.

Successful aspects:

- Covers a range of scales – site planning and operations, form & scale, frontage, and open space.
- Provides information about instance of conflict between standards and the City's Municipal Code.
- Clarifies when the document provides options for the City as opposed to implementing multiple together.
- Each standard has a reference number / label to the city's municipal code.
- Standards includes a list of options to pick from, such as "at least three"
- Address Easements, Emergency Vehicle Circulation, and other special case situations
- Provides a detailed glossary / definitions
- Illustration are clear and highlight each standard. This helps both applicant's and city staff understand each design standard.
- Overall, format, font, layout, and graphics are consistent, not-overpowering, and legable.

Unsuccessful aspects:

- Does not provide enough graphics for many standards
- Rational could be focused on a singular design aspect. Too over-arching
- Overall, the ODS could use a section that describes districts or neighborhoods in question. This will need to be cross-referenced with current city maps.
- Definitions could use graphics to help understand.

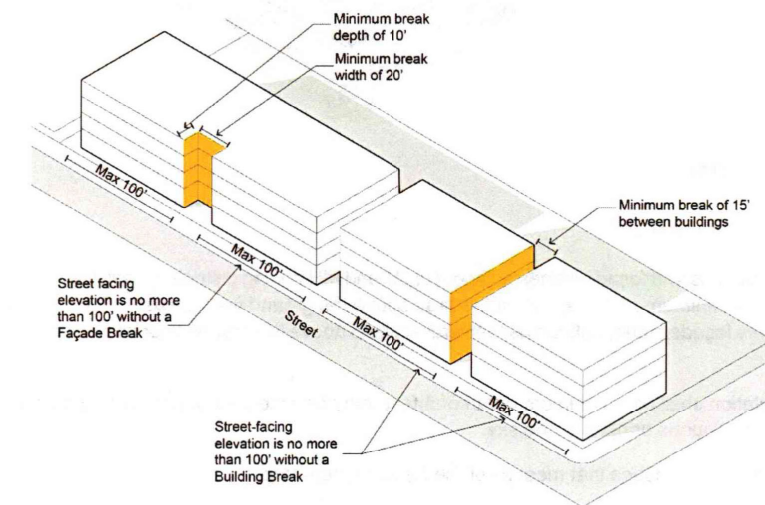
Screenshot of City of Orange ODS document

Building Length / Façade Break

Street-facing elevations shall be no longer than 100 feet in length, without providing either a Façade Break or a Building Break:

- i) A Façade Break shall have a depth of no less than 10 feet. Additionally, a Façade Break shall have a width of no less than 10% of the building length or 20 feet, whichever is the greater.
- ii) A Building Break shall provide no less than 15 feet of building separation. Buildings of 5 stories or higher shall provide a Building Break of not less than 20 feet of building separation.¹
- iii) These areas shall be activated with planted landscape material, and a maximum of 25 percent of the area may be paved.

Façade planes adjacent to R1 and MH zoning districts shall not exceed 50 feet in length without a Façade Break of at least 5 feet deep and 10 feet wide.



Corner Treatments

Corner-facing facades of 75 feet or longer shall incorporate at least two of the following elements within 50 feet of the building corner along the street facing Building Frontage/s:

- A building entrance;
- A change in height of at least 4 feet for an area 10 feet by 10 feet minimum;
- A change in façade plane on upper stories of at least 5 feet in depth;
- A change of façade material or texture (excluding windows, doors and railings);
- A public open space or outdoor dining.

¹ Orange Municipal Code Section 17.19.090.B should be referenced for separation requirements where internal facing windows between buildings are involved.

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Call-outs for City of Orange ODS document

Standards are clear and measurable both in text and graphically represented

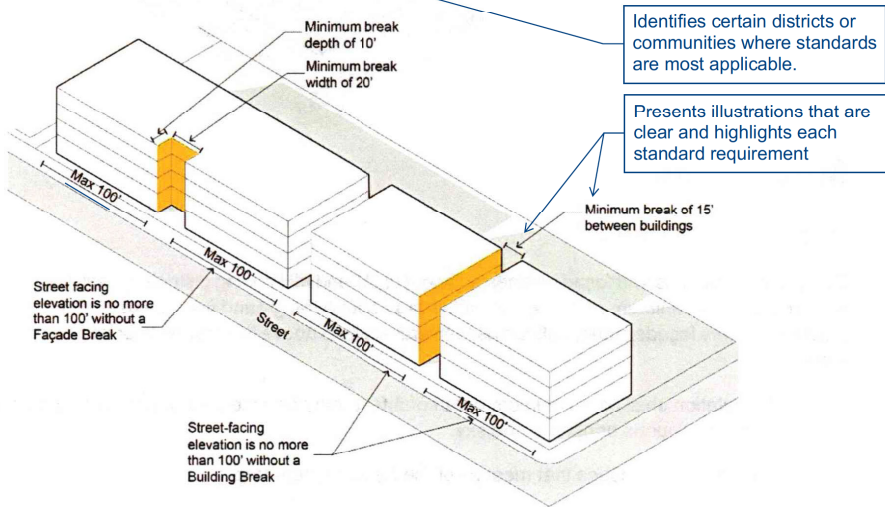
Provides different options to address the standard which providing some flexibility

Building Length / Façade Break

Street-facing elevations shall be no longer than 100 feet in length, without providing either a Façade Break or a Building Break:

- A Façade Break shall have a depth of no less than 10 feet. Additionally, a Façade Break shall have a width of no less than 10% of the building length or 20 feet, whichever is the greater.
- A Building Break shall provide no less than 15 feet of building separation. Buildings of 5 stories or higher shall provide a Building Break of not less than 20 feet of building separation.¹
- These areas shall be activated with planted landscape material, and a maximum of 25 percent of the area may be paved.

Façade planes adjacent to R1 and MH zoning districts shall not exceed 50 feet in length without a Façade Break of at least 5 feet deep and 10 feet wide.



Corner Treatments

Corner-facing facades of 75 feet or longer shall incorporate at least two of the following elements within 50 feet of the building corner along the street facing Building Frontage/s:

- A building entrance;
- A change in height of at least 4 feet for an area 10 feet by 10 feet minimum;
- A change in façade plane on upper stories of at least 5 feet in depth;
- A change of façade material or texture (excluding windows, doors and railings);
- A public open space or outdoor dining.

Provide additional municipal code sections as other related issues may apply

Establishes a clear list of design elements or features to implement as it relates to the standard

¹ Orange Municipal Code Section 17.19.090.B should be referenced for separation requirements where internal facing windows between buildings are involved.

CITY OF SANTA BARBARA - ODS

The latest effective as of March 27, 2025, this document starts with the California State law that requires housing project subject to the Housing Accountability Act (HAA) to be reviewed with design criteria under the definition of Objective Standards. It provides clear goals and relationship to General Plan.

Successful aspects:

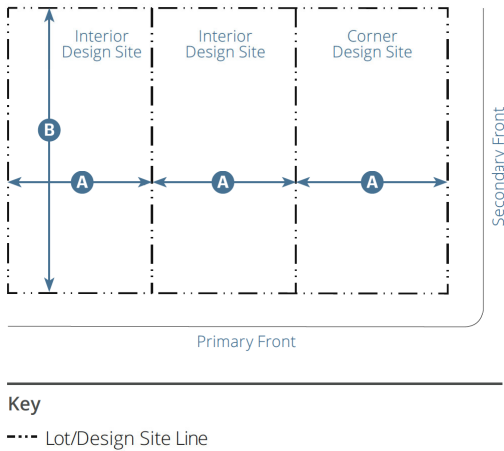
- It identifies zones/districts/neighborhood by table and key map
- Covers a range of scales – site design, building types, frontages, and architectural design
- Provides an exceptions section
- Provides a definitions section
- Provides architectural style section that relates to the City's Municipal Code.
- The overall document is formatted in a table list format with keynotes that refer to graphics
- Very detailed description of standards and definitions
- Provides photo examples based on building typology and multiple photos
- Provides elements of different architectural styles and character defining features.

Unsuccessful aspects:

- Keynotes are too similar and hard to follow
- Text is very code format and can be overwhelming

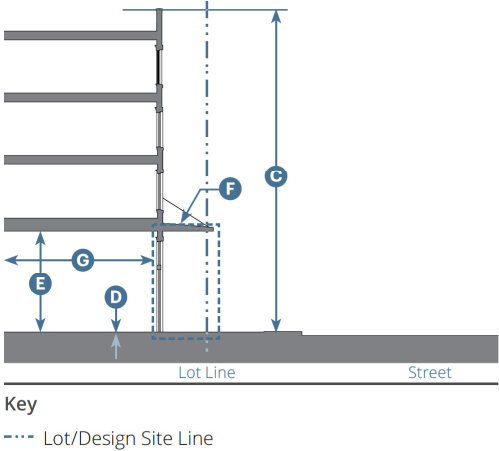
Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Screenshot of City of Santa Barbara ODS document



B. Building Types and Design Site Size			
Allowed Building Types	Design Site		Standards
	Width A	Depth B	
Duplex Side-by-Side	50' min.	100' min.	25.04.050
Duplex Stacked	50' min.	100' min.	25.04.060
Cottage Court	90' min.	120' min.	25.04.070
Medium Multiplex	50' min.	110' min.	25.04.080
Duplex Court	50' min.	110' min.	25.04.090
Side Court	50' min.	100' min.	25.04.100
Medium Courtyard	70' min.	150' min.	25.04.110
Block-Scale			
Large Multiplex	75' min.	110' min.	25.04.120
Large Courtyard	75' min.	120' min.	25.04.130
Downtown Building	25' min.	100' min.	25.04.140

Each design site shall have only one main building type.



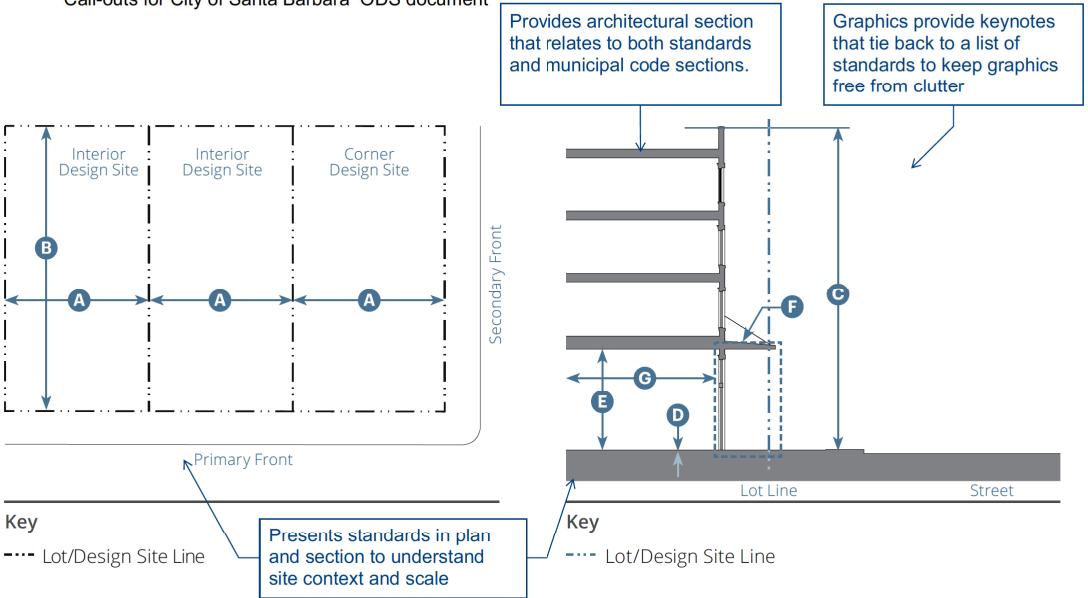
C. Building Form		
Height		
Main Building		
Max. Stories	See standards in Chapter 25.04 (Building Types)	
Overall	48' max.	C
Ground Floor Finish Level		D
Residential	6" min. ¹	
Nonresidential	6" max.	
Ground Floor Ceiling		E
Residential	9' min.	
Nonresidential	14' min.	
Frontage	See Subsection F (Frontages)	F

Design Site Coverage		
Max. Building Footprint	See standards in Chapter 25.04 (Building Types)	
Depth, Ground-Floor Space		G
Cottage Court	12' min. ²	
All Building Types	25' min. ²	

¹ Common entries may be set at grade in compliance with local and federal accessibility standards.

² For occupiable space only. Projects on lots fronting State Street between Montecito Street and Sola Street are required to provide ground floor nonresidential uses.

Call-outs for City of Santa Barbara ODS document



B. Building Types and Design Site Size			
Allowed Building Types	Design Site		Standards
	Width A	Depth B	
Duplex Side-by-Side	50' min.	100' min.	25.04.050
Duplex Stacked	50' min.	100' min.	25.04.060
Cottage Court	90' min.	120' min.	25.04.070
Medium Multiplex	50' min.	110' min.	25.04.080
Duplex Court	50' min.	110' min.	25.04.090
Side Court	50' min.	100' min.	25.04.100
Medium Courtyard	70' min.	150' min.	25.04.110
Block-Scale			
Large Multiplex	75' min.	110' min.	25.04.120
Large Courtyard	75' min.	120' min.	25.04.130
Downtown Building	25' min.	100' min.	25.04.140

Each design site shall have only one main building type.

C. Building Form		
Height		
Main Building		
Max. Stories	See standards in Chapter 25.04 (Building Types)	
Overall	48' max.	C
Ground Floor Finish Level		D
Residential	6" min. ¹	
Nonresidential	6" max.	
Ground Floor Ceiling		E
Residential	9' min.	
Nonresidential	14' min.	
Frontage	See Subsection F (Frontages)	F

Design Site Coverage		
Max. Building Footprint	See standards in Chapter 25.04 (Building Types)	
Depth, Ground-Floor Space		G
Cottage Court	12' min. ²	
All Building Types	25' min. ²	

¹ Common entries may be set at grade in compliance with local and federal accessibility standards.

² For occupiable space only. Projects on lots fronting State Street between Montecito Street and Sola Street are required to provide ground floor nonresidential uses.

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

COUNTY OF SAN LUIS OBISPO – DESIGN GUIDELINES

The City of San Luis Obispo provides design guidelines that consist of design objectives, guidelines, and examples that retain and enhance the unique character of the County. This document is old, but upholds the diverse and unique qualities of village and urban areas.

Successful aspects:

- Focuses on specific centers, districts, downtowns, and development by use
- Detailed guidelines with measurable goals and clear examples
- Relates to other city documents for each guideline
- Very detailed definitions / glossary

Unsuccessful aspects:

- Outdated, so does not account for or promote certain uses or typologies
- Graphics may be misleading due to over generalizing the design intent / goal

CITY OF TORRANCE – DESIGN GUIDELINES

The City of Torrance provides a quick-guide or reference to common Architectural styles, Architectural terms, and rehabilitation of historic buildings in the city: Architectural Design Guidelines | City of Torrance. This can be a example of a simple layout for descriptive architectural styles.

Successful aspects:

- Covers the main character defining features of each architectural style in 2 pages or less.
- Graphics are consistent with each other

Unsuccessful aspects:

- Photo illustrations are very traditional and doesn't account for new construction, where certain elements or features can be difficult to build but possible. Just needs more modern examples.

SCAG Objective Design Standards

In 2022-2023, the Southern California Association of Governments (SCAG) initiated a project to develop a common set of objective design standards that could then be tailored to the communities of Santa Monica, South Pasadena, Montebello and Santa Fe Springs. The standards were simple in nature and able to be inserted into the zoning code. However, ultimately, the needs of each community were very different, leading to limited utilization. Santa Fe Springs, which was seeking to create a new downtown, adopted the objective standards into its zoning code. However, in South Pasadena, the Planning Commission and community members felt that the standards did not adequately take into account that city's unique needs. In Santa Monica, the draft was reduced to a limited set of standards and ultimately not adopted. Montebello has not adopted its standards either. The project is exposes the conundrum of regional design standard efforts; community character and regulatory structure can be very different in different jurisdictions, leading to very different design standard needs. Projects either respond by becoming more focused on the particular jurisdictions involved and crafting standards for their unique needs, or abstracting the process into mere recommendations rather than implementable standards.

Strengths:

- Simple, clear diagrams
- Contains standards about unique topics, such as horizontal elements, enhancement of blank walls, security bars
- Simplified frontage regulations
- Menus of choices for modulation and façade composition

Weaknesses:

- Difficult to formulate a correct approach to some topics (for example, streetwall and massing) given the great diversity in built environment among the four cities
- No photographic examples
- No rationale provided for standards

San Joaquin Valley Objective Design Standards Guidebook

The Fresno Council of Governments led an effort to create a guidebook that could serve the entire San Joaquin, or Central, Valley. The background information is a good resource to help guide the structuring and utilization of Objective Design Standards.

Strengths:

- Includes a summary of legal considerations, including the difference between HAA (streamlined approval process) and SB35 (ministerial approval process).
- Gives good guidance as a regional document to local jurisdictions about the various methods of constructing objective design standards, and the considerations between these methods.
- Describes best practices which include the use of guidelines or intent statements to clarify the purpose and goal of statements, and allow flexibility
- Describes different approval processes for projects which meet standards, which meet the intent but not letter of the standards, or which do not meet the standards

Weaknesses:

- Community character is less relevant to San Gabriel Valley
- Does not present actual recommended objective design standards

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Western Riverside Council of Governments Objective Design Standards Toolkit

This toolkit was prepared in 2022; some cities later adapted and adopted it (e.g. Temecula). A chapter on landscape standards is particularly noteworthy.

Strengths:

- Includes landscape standards
- Graphics show multiple standards at once
- Provides thorough common open space standards

Weaknesses:

- Some standards are more appropriate to large, master-planned type projects more common in Riverside County

Memo of ODS | The Arroyo Group SGV
COG Objective Design Standards
25 September 2025

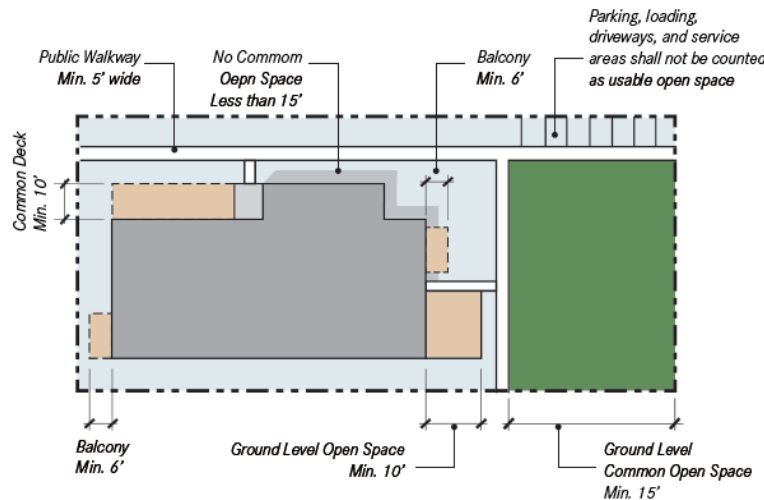


EXHIBIT C

ABAG Objective Design Standards Handbook

This is a well-written, beautifully prepared guidebook for residential and mixed-use projects in the San Francisco Bay Area. The guidebook approaches the biggest issues in objective design standards holistically, with perspectives discussing the economic, design and community planning considerations of using such tools as building types, frontage types, and building modulation standards. It will be a useful resource when evaluating different design standards for the San Gabriel Valley.

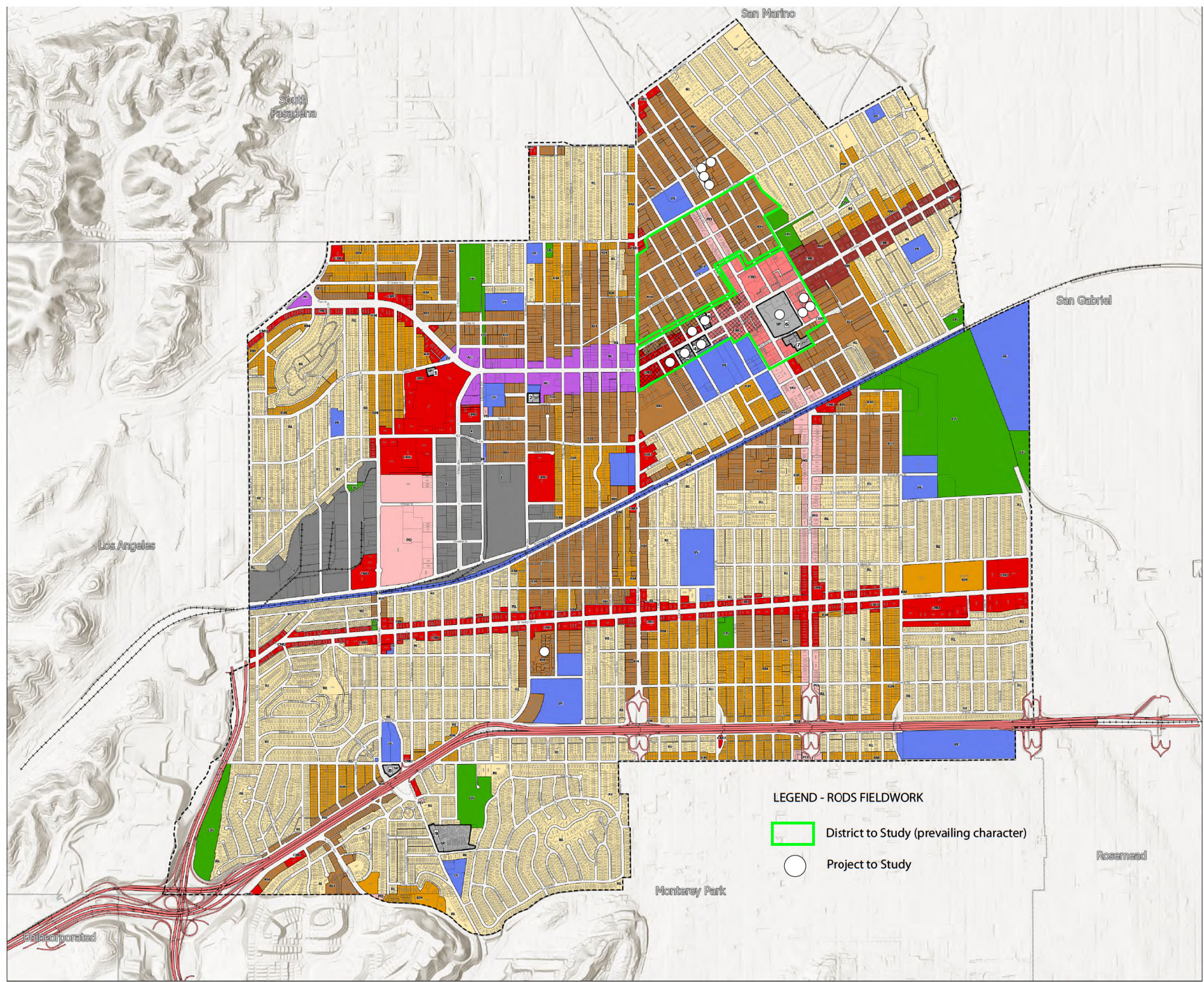
Strengths:

- Provides a lot of explanation around the recommended standards, and complements regulatory diagrams with recommended and not recommended photographic examples
- Conducted interviews with developers to determine the impact of different types of objective design standards on economic feasibility
- Standards of particular interest include a more comprehensive list of frontage types, roof standards, and block and open space standards for large sites
- Attempts to classify the Bay Area into PlaceTypes where different standards will apply

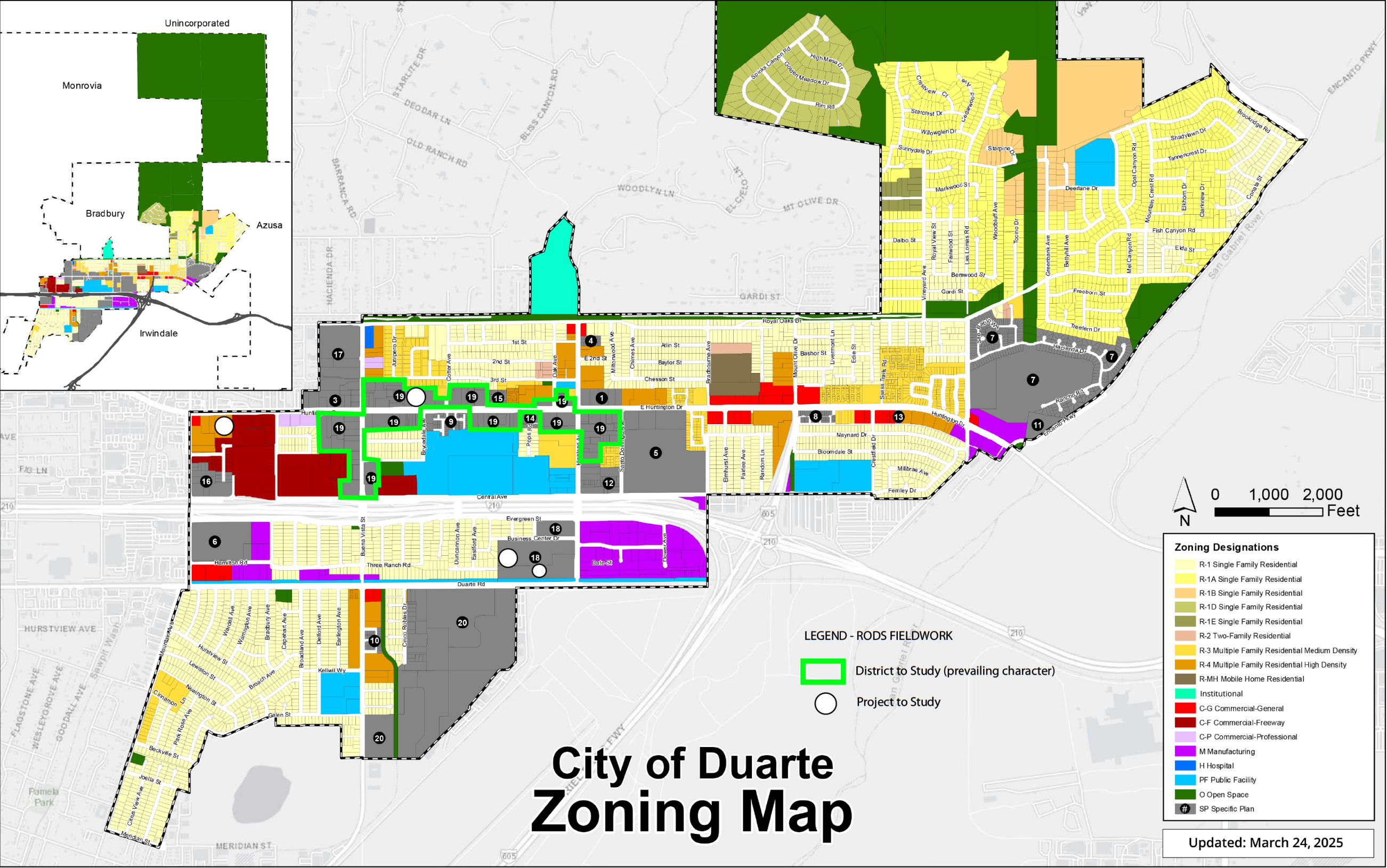
Weaknesses:

- Standards and graphics are adapted from form-based codes, which may be more difficult to map on to cities' existing standards
- Mostly focused on high-density development
- Place Type application may be difficult in different jurisdictions

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum



Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

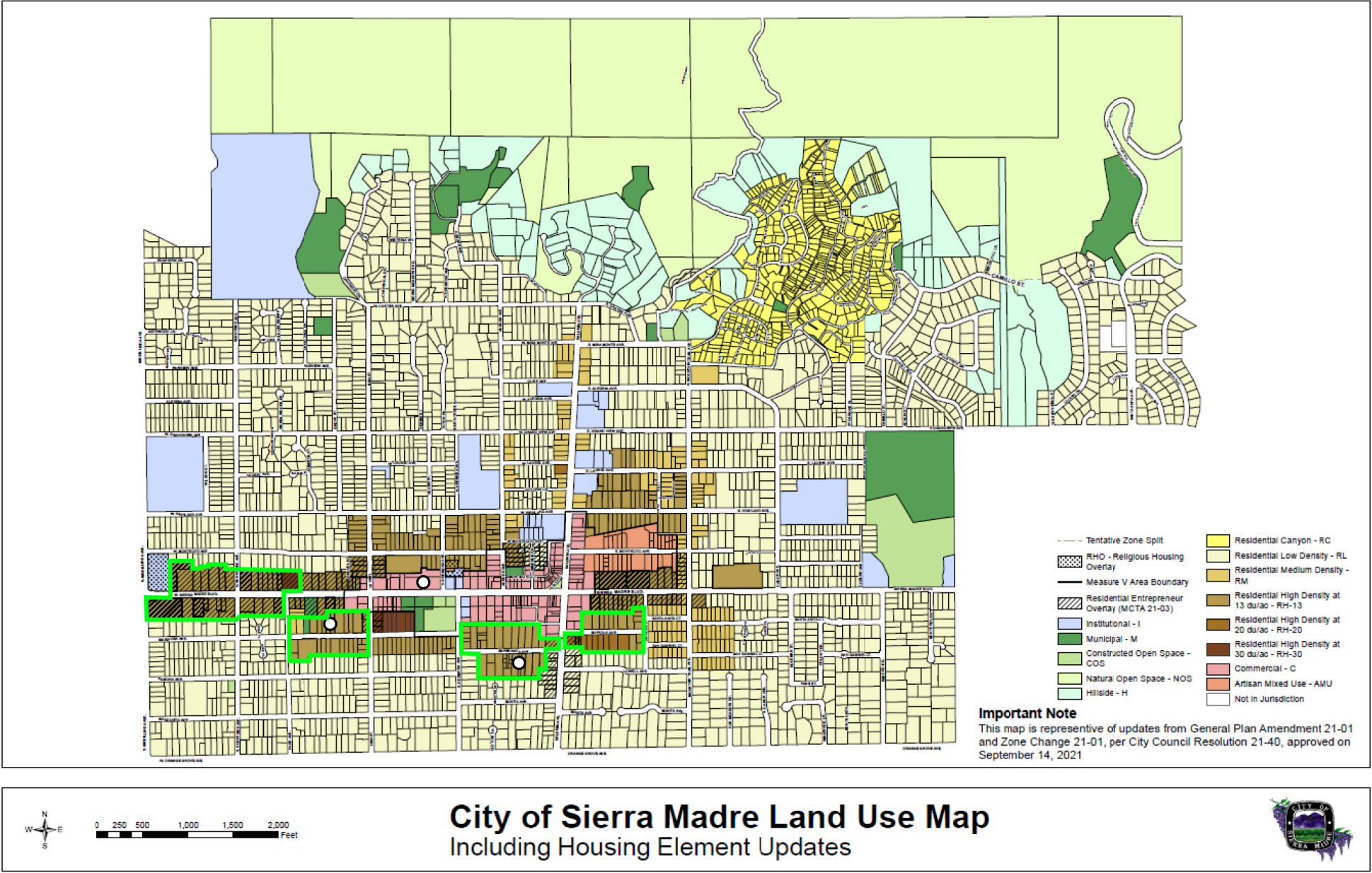


Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

LEGEND - RODS FIELDWORK

-  District to Study (prevailing character)
-  Project to Study

Figure 1-1 Land Use Map



Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Memo of ODS | The Arroyo Group SGV
COG Objective Design Standards
25 September 2025



EXHIBIT D

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards. Attach photos for important features.

District
Main St (area around Garfield and just west of garfield)
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	1920's - 1950's	Renovations made to many/ façade improvements	Overall Good / Fair	yes

Height	Number of Stories	Estimated Height
	Older Buildings 1-2	15'-20'

Setbacks	Front	Side	Side	Rear
	0'	0'	0'	0'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Flat	Boxy	no/ 1 passthrough

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	American Commercial	flat roofs, brick, storefront windows, tight commercial spaces

Building Type	Typology
	Single story commercial

Defining Characteristics	Primary Street Facing Features
	Store front windows, recessed entry, corner entry, awnings, Prominent commercial signage

Fenestration and Openings	Doors	Windows	Other Openings
	Street Facing, Recessedec, glass storefront doors	Large store front windows	not clear

Material	Wall	Color	Roof	Hardscape
	Brick/ Stucco	Multi earth tones, shades of beige, brick	tar and gravel	Sidewalk, Cement planters

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Planters both built in and pots, palm trees	material change/ color	plants, flowers, trees (fair amount)

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Signage, parapets, awnings, brick/stucco façades	Minimal variations in storefront spacing, signage scale, and material changes	Shopfront/forecourt	walkable, car-oriented, active commercial/dining

General Notes:

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards. Attach photos for important features.

District
Main St
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2000's	Well Maintained	Good / Fair	No

Height	Number of Stories	Estimated Height
	Newer Buildings 1-5	20'-60'

Setbacks	Front	Side	Side	Rear
	0'	0'	0'	0'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Varied Flat/ Gable Towers	Rectangular geometretrical language, some buildings have geometry interrupted by massing components or modular systems	no

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Spanish Colonial Revival, Art Deco, American Commercial	Arches, Clay tile roofs, stucco walls flat roofs, brick, large storefront windows

Building Type	Typology
	Podium, Single

Defining Characteristics	Primary Street Facing Features
	Ground Floor Retail, Large Store front windows, recessed entry, corner entry, awnings, Prominent commercial signage

Fenestration and Openings	Doors	Windows	Other Openings
	Street Facing, Recessed, Corner Entries	Large store front windows	na

Material	Wall	Color	Roof	Hardscape
	Stucco	Multi earth tones, shades of beige, brick	Clay tile when visible	Passthroughs though building breaks

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Street trees	none consistent	Plantings (very minimal)

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Awning, Signage, balcony, window and opening variation	Color variance on facades, plane changes, varied heights, tower uses, fenestration, roof line breaks along parapets	Shopfront	podium parking access from side streets

General Notes:

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards. Attach photos for important features.

District
RH ZONE
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	late 1960's--early 2000's	na	Fair -- minor staining, aged stucco	No

Height	Number of Stories	Estimated Height
	2 stories above tuck-under garage level.	25'

Setbacks	Front	Side	Side	Rear
	Generally 10-15'	5-10'	5-10'	assume 10-15'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Predominantly gable roofs	Long, narrow massings, boxt structures	Symmetrical facades with central driveway recesses; repetitive architectural rhythms.

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Spanish Colonial Revival--inspired, some craftsman	Stucco walls, red tile roofs, arched windows, balconies, Pitched Roof/ Front Porch/

Building Type	Typology
	Walk-Up / Courtyard / Podium Hybrid, residential units above garages with central access driveways.

Defining Characteristics	Primary Street Facing Features
	Projecting gables, arched window bays, recessed central driveways with garages.

Fenestration and Openings	Doors	Windows	Other Openings
	Street Facing, neutral color	Front: multi-pane arched windows; Sides: rectangular sliding	Not Clear

Material	Wall	Color	Roof	Hardscape
	Smooth stucco finish, light-colored.	Beiges.	Red clay or concrete tiles/ Shingle	Front Steps, Sloped drive entries, curb cuts, retaining walls near driveways.

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Shrubs, Grass, Small trees, low maintenance plants	walk way rocks	rocks

Primary Elevation	Primary Features	Articulation	Frontage Type	Other

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards. Attach photos for important features.

District
Huntington Dr
City: Duarte

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	1950's-1980's	Partial: some repainting, modern signage, minor repairs or remodels	Fair: roof and façades show wear; signage and landscaping are maintained	City Hall?

Height	Number of Stories	Estimated Height
	1,2	15'-20'

Setbacks	Front	Side	Side	Rear
	20'	10'	10'	15'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable, Low pitch hip	Boxy/ eculidean	none to minimal

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Spanish Colonial	Arches, Clay tile roofs, stucco walls

Building Type	Typology
	Commercial, strip mall, motel apartment

Defining Characteristics	Primary Street Facing Features
	Spanish features, decorative parapet, street/car oriented commercial

Fenestration and Openings	Doors	Windows	Other Openings
	Aluminum/glass storefront, neutral colors	Small to medium, recessed, rectangular	none observed

Material	Wall	Color	Roof	Hardscape
	Stucco, Tile details	Beige / Off-white	Clay tile	Concrete sidewalks, asphalt lots

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Palm trees, shrubs	Concrete paths, driveways	Grass patches, small hedges

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Recessed entries, canopy	Minimal depth or plane changes, typical articulation coming from overhangin pitch of roof or some sort of parapet feature	Commercial Storefront, Parking lots	podium parking access off main street

General Notes:
walkable, strip mall, small-town, typical spanish style homes and commerical buildings, some ranch style/townhome

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards. Attach photos for important features.

District
Esperanza Ave/Suffolk Ave
City: Sierra Madre

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	1950's-1980's	Minimal, some repainting, possible rennovations	Fair: overall well kept, signs od age but maintained well	possible

Height	Number of Stories	Estimated Height
	2	20'-25'

Setbacks	Front	Side	Side	Rear
	15'	5'	5'	not clear

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable,	Boxy/ eculidean	breaks in cases for some townhome style homes

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Spanish Colonial / Ranch Style	Arches, Clay tile roofs, stucco walls

Building Type	Typology
	Apartment (2-story)/ multi-family residential

Defining Characteristics	Primary Street Facing Features
	Walkways/steps, street oriented doors, windows, planting, driveways visible, dense evergreen screening

Fenestration and Openings	Doors	Windows	Other Openings
	Typical residential front doors (varied windows)/ some cases iron gate	Small to medium, sliders/double hung	none observed

Material	Wall	Color	Roof	Hardscape
	Stucco, brick	Beige / Off-white/ blues	Clay tile/ Shingle	Concrete sidewalks, Walkways, Steps, Driveways

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Hedges, Trees, Lawns	Concrete paths, driveways, Steps, Walkways	Lawn strips, roses, bushes

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Flat façade with central entry, raised yards, brick and material change on façade	Minimal plane change, Some Articulation with balconies and gable protrutions	Stoop, Yard	

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Memo of ODS | The Arroyo Group
SGV COG Objective Design Standards
25 August 2025



EXHIBIT E

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards. Attach photos for important features.

Project
116 Mclean St similar façade to 630 stoneman, simpler in detail as far as projections and greening
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2000's	maintained no singificant changed noticed	Good, Maintained façade and landscaping	No

Height	Number of Stories	Estimated Height
	2	25'-30'

Setbacks	Front	Side	Side	Rear
	20'	10'	10'	10'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable	Boxy	between homes

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Spanish	Red clay roof tiles, arched entries, stucco and stone veneer

Building Type	Typology
	Townhouse

Defining Characteristics	Primary Street Facing Features
	entry stoop projection, gables, landscaped walkways, symmetrical units

Fenestration and Openings	Doors	Windows	Other Openings
	Street facing arched dark wood, decorative glass	multi pane, recessed symmetrical	not clear

Material	Wall	Color	Roof	Hardscape
	Stucco with stone veneer	Warm beige with earth tone	Clay Tile	Concrete drive, steps, retaining walls, gate

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Shrubs, hedges, trees	Walkways/ steps, planters	Flower beds, low hedges, ground cover wood chips

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Arched entries, symmetrical windows, tile rooflines	Plane changes, use of recess and projection in the vertical elements	Stoop	1/2 subterranean parking access off main street

Evaluation:
Strengths: Appropriate openings for the Spanish architectural style
Weaknesses: High planters/landscaping percentage reducing usability,Lacking in ornamentation or detail, e.g. wrought iron,Position of the open space is a little too open to the street; could have recessed entry, trellis element, or more enclosed with buildings. Lack of privacy.

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards. Attach photos for important features.

Project
102 Mclean St
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2000's	New/ well maintained	Good / well maintained	No

Height	Number of Stories	Estimated Height
	2	25'

Setbacks	Front	Side	Side	Rear
	10'	5-10'	5-10'	5'-10'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable	Rectilinear geometrical language, repeating elements, rectangular blocks with linear modulation.	between homes

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Craftsman	Pitched Roof/ Front Porch/ Tapered Columns/ Lap Siding

Building Type	Typology
	Townhouse

Defining Characteristics	Primary Street Facing Features
	Porches/ gables/ window, columns/ walkway

Fenestration and Openings	Doors	Windows	Other Openings
	Street Facing, neutral color	multi pane, recessed symmetrical	not clear

Material	Wall	Color	Roof	Hardscape
	Lap Siding	Shades of beige	Shingle	Front Steps, stone veneer

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Shrubs, hedges	material change/ color	Flower beds, low hedges, ground cover wood chips

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Gable details, columns stone veneer, almost arcade like porch windows and door façade over very symmetrical and organized	Upper floors stepped back from façade, Plane changes, varied heights, tower use, fenstration	Porch/ Stoop	1/2 subterranean parking access off main street

Evaluation:
Strengths: Clear Craftsman style, second level pop-outs, exposed gable beams, detailed gable transitions, tapered porch posts, brick piers with caps, white corner trim, consistent window and corner detailing, subterranean parking, driveway median softens apron, landscape buffer at patios
Weaknesses: Shallow or faux porches lacking weather protection, unactivated center courtyard, faux porches not functional, 6x6 or 8x8 planters (underutilized)

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards. Attach photos for important features.

Project
1419 Benito Ave
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2010's	New Development	Good	No

Height	Number of Stories	Estimated Height
	3	35'-40'

Setbacks	Front	Side	Side	Rear
	15'	5-10'	5-10'	10'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable, hipped	Boxy/ Vertical	Recessed entries and balconies at each level; façade steps back at upper floors

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Contemporary spanish	Stucco, clay tile accents, arched entries, iron balcony railings, stone veneer

Building Type	Typology
	Walk-up, Townhouse/ multi-family

Defining Characteristics	Primary Street Facing Features
	Balconies, arched recessed entries, alternating materials (stucco & stone), small private patios

Fenestration and Openings	Doors	Windows	Other Openings
	Street-facing, solid, earth-tone, recessed	Flush and recessed, white-framed, double-hung & sliding	Recessed balconies, vent openings

Material	Wall	Color	Roof	Hardscape
	Stucco and stone veneer cladding	Beige, tan, natural stone	Clay tile	Walkways, entry steps, raised planters

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Small trees, structured hedges	Concrete walkways, raised walls	Grass, low shrubsm, low maintenance planting

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Covered balconies, arched entries, stone/stucco contrast	Varied planes, recessed and protruding elements, textured materials	Porch, yard, balcony	Low garden walls, separated unit entries, no visible utility elements

Evaluation:				
Strengths: Sufficient building modulation, shed roof at primary entry with arched opening, decorative ironwork and awnings compatible with Spanish style, consistent use of Spanish elements like tile vents, arched openings, single-leaf wood entry door				
Weaknesses: very repetitive with minimal variation across 900 ft block, no public access or breaks along frontage, scattered and disjointed layout, weak corner definition, ineffective third-story stepback, lacks base/middle/top organization, repetitive square modules create monotonous rhythm, heavy and overwhelming cinder block and split-face walls, no clear frontage for unit entries, oversized cornices and window details, unbalanced porch covers, inconsistent application of Spanish style, lacks asymmetry and shape variety, underscaled window shutters				

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards. Attach photos for important features.

Project
630 Stoneman
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2000's	New/ well maintained	Good	No

Height	Number of Stories	Estimated Height
	2	25'-30'

Setbacks	Front	Side	Side	Rear
	20'	5-10'	5-10'	5'-10'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable	Boxy	between homes

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Spanish	Red clay roof tiles, arched entries, stucco and stone veneer

Building Type	Typology
	Townhouse

Defining Characteristics	Primary Street Facing Features
	entry stoop projection, gables, landscaped walkways, symmetrical units

Fenestration and Openings	Doors	Windows	Other Openings
	Street facing arched dark wood, decorative glass	multi pane, recessed symmetrical	not clear

Material	Wall	Color	Roof	Hardscape
	Stucco with stone veneer	Warm beige with earth tone	Clay Tile	Concrete drive, steps, retaining walls, gate

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Shrubs, hedges, trees	Walkways/ steps, planters	Flower beds, low hedges, ground cover wood chips

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Arched entries, symmetrical windows, tile rooflines	Plane changes, use of recess and projection in the vertical elements	Stoop	1/2 subterranean parking access off main street

Evaluation:
Strengths: Provides architectural details that are consistent with the selected Spanish style, including tile decorative vents, arched openings, and a single-leaf solid wood door at the primary entry.
Weaknesses: Proportions are a bit off; cornices are too large and visually dominant. Porch cover and window details are oversized and appear unbalanced relative to the building massing. There is a lack of consistency in the application of the architectural style—Spanish architecture typically embraces asymmetry and a mix of shapes, which is not well-reflected here. The overall composition of the façade feels disorganized. Window shutters are not appropriately scaled to the window openings.

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards. Attach photos for important features.

Project / District (circle one): Casita de Zen Specific Plan
Street (for districts): West Main Street & North 3rd Street
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2015	Semi-private interior wall finish improvements	Good	No Historical Relevance

Height	Number of Stories	Estimated Height
	5	55 - 60 ft.

Setbacks	Front	Side	Side	Rear
	1 foot	1 to 3 feet (street side)	0 feet (interior side)	6 feet

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable & Hipped roofs	Vertical	1 to 3-foot depth for every 10 feet @ ground level 6-foot depth for every 10 to 20 feet @ 2nd – 4th floors 3-foot depth for every 30 feet @ 5th floor

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Spanish Revival	Arched openings, heavy roofing, upper level balconies, ironwork, wide range of opening sizes, emphasis on overall structural mass

Building Type	Typology
	Podium with garage and commercial at ground level and residential and courtyard at upper levels

Defining Characteristics	Primary Street Facing Features
	Open trellis structures, decorative railing, fence, and grilles, decorative gable vents, and corner rotunda

Fenestration and Openings	Doors	Windows	Other Openings
	Street facing or arcade facing, black and grey aluminum door frame, double swing at street level and sliding at balconies	3x4 sliding, 2x casements, and garden windows, flush with detailed reveals or thickened surround, proportioned per interior program	Graden window and prefabricated garage grille/railing for fresh air intake.

Material	Wall	Color	Roof	Hardscape
	Smooth stucco, 1" stucco reveals, course belt trim between 4th and 5th floor, stucco columns	Grey, tan, and white walls; green roof fascias; black and brown ironwork, brown wood elements, and black and grey windows and doors	Red slate roof tiles with half-round edges. Soffit underside of roof eave (boxed)	Scored and colored concrete

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Vines on courtyard trellis, perimeter landscape screening, and shrub/green walls	Concrete walkways and driveway	Gravel in landscape areas at ground level

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Pop-out balconies, corner rotunda, void at upper levels due to open courtyard.	Material Changes at windows and at different floor levels, Changes in Plane vertically due to balconies, stairwells, courtyards, or primary entry points, Proportions of Openings to Wall is larger at ground level then upper levels.	Shopfront and residential lobby, Arcade to parking and retail/restaurants, and covered dining areas, and open parking garage at ground level	Decorative fencing, awning, exterior seating, art feature, and exterior light fixtures, Utility Location at roof

Evaluation:
Strengths: Residential portion of facade seems good, level of modulation may be appropriate
Weaknesses: Not consistent enough between podium & residential area (no common language of forms) corner turret may be the wrong move; not large enough to be usable on the ground floor & not enough separation; moved the entry from its intended location at the corner,roof is too busy, Would have been better to break massing on Main - crowds street too much?

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards. Attach photos for important features.

Project / District (circle one): Alhambra Pacific Plaza - 300 West Main Street Specific Plan
Street (for districts): West Main Street & South 3rd Street & 4th Street
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2016	Commerical signage and awning improvements	Good	No Historical Relevance

Height	Number of Stories	Estimated Height
		5 55 - 60 ft.

Setbacks	Front	Side	Side	Rear
	3-15 foot	3 -6 feet (street side)	3-6 feet (street side)	25 feet

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Shed & Hipped roofs	Vertical with mass podium	3 to 15-foot depth for every 15 feet @ ground level 2-foot depth for every 10 to 20 feet @ upper floors

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Mediterranean	Arched openings, barrel roofing, upper level balconies, heavy base, emphasis on wall and window details

Building Type	Typology
	Podium with garage and commercial at ground level and residential and courtyard at upper levels

Defining Characteristics	Primary Street Facing Features
	Trellis structures, decorative railing, decorative trim and course belt, and corner rotunda

Fenestration and Openings	Doors	Windows	Other Openings
	Street facing or Arcade facing, Silver aluminum door frame, Double swing at street level and sliding at balconies	3x4 to 4x5 sliding and 2x3 single-hung, flush with stucco surround trim, organized in a serial rythum	Square openings for garage fresh air intake, and 15-20 foot tall storefront windows with grids

Material	Wall	Color	Roof	Hardscape
	Smooth stucco, stone base that wraps around the ground floor, 1" stucco reveals, course belt trim, cornice trim, stucco band & decorative trim	Grey, tan, and white walls; red awnings; black ironwork, green/brown trellis, and white windows and door frames	Terracotta-colored Barrel roof tiles with half-round edges. Soffit underside of roof eave (boxed)	Scored concrete

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Potted plants along public sidewalk	Concrete walkways and driveway	Planting at ground level

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Recessed balconies, corner rotunda (octagon shape), side entrance plaza / public amenities space	Material Changes at storefront base and building modulations, Changes in Plane due to balconies, grouped windows, and primary entry points. Proportions of Openings to Wall is larger at ground level then upper levels.	Storefront, Public plaze with Arcade to parking and residential lobby, and uncovered dining areas, and open parking garage at ground level facing the rear	Decorative railing, fabric awnings and metal canopies, public seating/ art feature, and exterior light fixtures, Utility Location at roof

Evaluation:
Strengths: More attention to storefront details, awnings, bulkhead, datum line at top of the podium, Clear base/middle/top, Stepback helps, Intent with trim and material change - around archways, vertical modules
Weaknesses: Plazas are not as useable (shallow) Entrances moved from the indicated/desired location

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards. Attach photos for important features.

Project / District (circle one): Plaza on Main
Street (for districts): West Main Street & South 4th Street & 5th Street
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	1926 (305 W Main St) 1999 (369 W Main St)	Storefronts & Bulkhead renovations	Moderate	305 W Main St - No Historical Relevance 369 W Main St - No Historical Relevance

Height	Number of Stories	Estimated Height
		5 55 ft.

Setbacks	Front	Side	Side	Rear
	0 - 6 inches	1 feet (street side)	0 feet (interior side)	0 feet (facing alley)

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Flat roofs	Staggered Mass / Modular	1-5-foot depth for every 15 feet @ ground level 1-foot depth for every 20 feet @ upper floors

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Artdeco (305 W Main St) Contemporary (369 W Main St)	Geometric forms and details, symmetrical building mass (305 W Main St) Arched openings, geometric shapes (369 W Main St)

Building Type	Typology
	Horizontal simple block (305 W Main St) Podium with garage and commercial at ground level and residential with central courtyard (369 W Main St)

Defining Characteristics	Primary Street Facing Features
	Simple horizontal railing, fabric awnings, and rounded corner entrance

Fenestration and Openings	Doors	Windows	Other Openings
	Street facing, Horizontal arcade, Double swing storefronts at street level and sliding at balconies	3x4 fixed, vertical serial rythem (305 W Main St) 3x4 - 4x4 sliding, (369 W Main St)	Square openings for garage fresh air intake, and 15-20 foot tall storefront windows with grids

Material	Wall	Color	Roof	Hardscape
	Stucco and Reflective Tile, stucco reveals, iron work	Red, grey, tan, and brown walls; blue awnings; red and brown ironwork, white windows and door frames	Flat roofs, parapet with no ornamentation, simple cornice	Concrete

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Vines growing on metal trellis	Concrete walkways and driveway	Planting at ground level

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Fabric awnings (305 W Main St) Recessed balconies, arched openings, curved corner facade (369 W Main St)	Material Changes at podium and organized horizontally, Changes in Plane due to balconies and upper floors which are stepped back, Proportions of Openings to Wall is low	Large spans of Storefront, Arched openings at entry, breeze way at corner	Geometrical railing and grilles and fabric awnings, Utility Location at roof

Evaluation:
Strengths: Landscaping frames paseo, open paseo into site. Storefronts at paseo are less framed Clear material transition base/middle/top Four stories no setback Transition into plaza
Weaknesses: Bulkhead couldve been a more textured material. Overall stucco on ground floor is not too bad, because it has diferent shades and lines through it. Roughly 100' wide simple box form on Main St is good, but 150' simple box form on 3rd St may be too long.

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards. Attach photos for important features.

Project / District (circle one): Alhambra 5th and Main Specific Plan
Street (for districts): West Main Street & South 4th Street & 5th Street
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2012	Semi-private interior wall finish improvements	Good	No Histirical Relevance

Height	Number of Stories	Estimated Height
	4	50- 55 ft.

Setbacks	Front	Side	Side	Rear
	1 - 15 feet	1 ft (street side)	1 feet (interior side)	15 feet

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Hipped and Flat roofs	Combination of Vertial and Box mass	1-foot depth for every 10 feet @ ground level 1 to 6-feet depth for every 10 feet @ upper floors

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Mediterranean	Arched openings, barrel roofing, upper level balconies, heavy base, emphasis on column, window, and roof details

Building Type	Typology
	Semi-Podium with ground floor commerical storefronts and residential lobby entrances

Defining Characteristics	Primary Street Facing Features
	Corner entry, side plaza, landscape buffer between street and sidewalk, focal landscape features

Fenestration and Openings	Doors	Windows	Other Openings
	Commercial doors are Street Facing, residential are facing courtyard, black aluminum door / storefront frames	30"x48" hung windows, flush with stucco surround trim, proportions are small and similar throughout	Garage openings with metal grille

Material	Wall	Color	Roof	Hardscape
	Stucco walls, course belt, cornice, bracket details, surround trim	Multi-color, color focused on window groups, different color for base	Red clay tile, flat parapet roofs	Scored concrete and pavers

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Potted plants and ground shrubs	Scored concrete and brick pavers at courtyard	Shrubs on dirt at side yards

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Metal canopies along sidewalks, recessed and extended balconies, metal awnings	Material change at the base stucco to smooth concrete, Changes in Plane at corners and at open plaza, Proportions of Openings to Wall is well balanced	Shopfront along the street sides, Residential Lobby and covered porch at courtyard, and at grade covered parking in the rear	Prefabricated decorative fencing, railing, and grilles, Utility Location at roof, No public seating, Courtyard semi-private seating

General Notes:
North side, between 4th and 3rd Streets, Feels very bottom-heavy, No consistency between podium and upper levels,Lack of trim/changing material at balconies, Retail not inviting: lacks articulation, simple columns, low transparency, too dar. Corner residential units need more transparency and exposure to both sides,Arcade dimension is too narrow

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards. Attach photos for important features.

Project / District (circle one): Alhambra Regency Plaza
Street (for districts): West Main Street & South 5th Street & 6th Street
City: Alhambra

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2004	No improvements or renovations	Good	No Histirical Relevance

Height	Number of Stories	Estimated Height
	5	55-60 ft.

Setbacks	Front	Side	Side	Rear
	0 to 20 feet	1 to 2 feet (street side)	1 to 3 feet (street side)	10 feet

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable & Flat roofs	Staggered Mass / Modular	10-feet depth for every 10 to 20 feet @ ground level 6-foot depth for every 10 feet @ 2nd - 4th floors 1-foot depth for every 10 to 20 feet @ 5th floor

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Contemporary	Geometric building forms, symmetrical building mass, emphasized grid system

Building Type	Typology
	Podium with commercial and garage at ground level, residential and amenities on top

Defining Characteristics	Primary Street Facing Features
	Arcade, breeze way, side and corner plaza area, fixed seating, and metal trellis structures

Fenestration and Openings	Doors	Windows	Other Openings
	Street Facing for commerical and residenetial lobby, double doors for commerical and sliding for balconies, silver color, aluminum	3x5 and 5x5 sliding with fixed bottom, flush with trim top, Proportion is similar in height varies in width	Arched fixed upper window and arched garage openings

Material	Wall	Color	Roof	Hardscape
	Stucco and tile wall finish, course belt and Cornice	Multi-color with white, pink, and brown walls, white trim, blue railing, grilles and trellis	Flat parapet roof and staning seam metal roof on gable, white cornice and blue metal roof	Scored colored concrete, diamond shape

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Focal planters at plaza, potted plants, and ground level planting	Scored colored concrete with decroative geometic design	Planters at grade

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Horizontal trim details on walls and columns, covered arcade and open plaza walkways, trellis structures, and recessed balconies	Material Changes at bulkhead level, Changes in Plane at plaza and openings, Proportions of Openings to Wall are well-balanced	Shopfront along sidewalks and facing the plaza, residential lobby at arcade, at grade parking located at the rear	Prefabricated fence and grilles for garage, Utility Location on the roof, and public seating with canopy

Evaluation:
Strengths: Consistent use of shapes, between 5th and 6th St, color palette is pastels — of its time, planter buffer at the landscaping makes sense + outdoor dining (only uses that work)
Weaknesses: Too much stepping back — overly complex, not needed along the whole block, reads as a four-story building, could have more awnings, colored or stamped concrete to differentiate the plaza from the sidewalk.

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards. Attach photos for important features.

Project
1750 Fasana Rd
City: Duarte

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2020's	New	Good	No

Height	Number of Stories	Estimated Height
	5	60'-65'

Setbacks	Front	Side	Side	Rear
	5'-10' (landscaped)	0'-5'	0'-5'	20' / not clear

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Flat	Boxy/ Vertical modulation	Massing articulation with breaks, open space breaks along façade

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Contemporary/ Urban modern	Metal panel cladding, exposed steel framing, large storefront glazing

Building Type	Typology
	Podium Apartment (Leasing/amenity at ground, parking behind)

Defining Characteristics	Primary Street Facing Features
	varied cladding textures, deep entry recesses, retail-scale glazing, balconies, Large Signage

Fenestration and Openings	Doors	Windows	Other Openings
	Commercial-grade glass double doors at leasing office, other entry to amenity and courtyards along street	Modern windows, flush and recessed; some double and some singular	Recessed balconies, no visible skylights

Material	Wall	Color	Roof	Hardscape
	Metal siding, Cement	Multi-color scheme (dark gray, beige, burgundy red, black trim)	Tar and gravel	Concrete sidewalk, curb ramps, integrated tree wells

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Small street trees, structured landscaping	Concrete sidewalks, tree grates	Decorative grasses, shrubs, small planters near entry

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Metal/wood vertical siding, large glass lobby, balconies	Material/plane changes, offset balconies, vertical massing breaks	Lobby	Large signage, directional signage to parking

Evaluation:
Strengths: Clear and even distribution of building block widths, consistent use of steel/industrial aesthetic, massing is broken up at an appropriate rhythm, clear horizontal datum and window organization, emphasized building corners with stark colors and corner balconies, wraparound human-scale canopy at corners, complementary and well-coordinated color and materials palette, large freeway sign hides parking, ground-floor open spaces on some frontages, sufficient landscape buffer between private patios and sidewalk.
Weaknesses: Building crown lacks roofline breaks or modulation, individual unit entries at ground level lack articulation and character, frontages are dominated by solid privacy walls, unclear how frontage types were incorporated, overall building height lacks variation.

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards. Attach photos for important features.

Project
1413 Huntington Dr
City: Duarte

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2000's	New	Good	No

Height	Number of Stories	Estimated Height
	4	45'-55'

Setbacks	Front	Side	Side	Rear
	5'-8'	0'-5'	0'-5'	15'-20'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Flat	Boxy	60' break

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style
	Contemporary	Brick/stucco contrast, symmetrical facade, defined window framing, cornice details

Building Type	Typology
	Podium (mixed-use or multi-family over parking)

Defining Characteristics	Primary Street Facing Features
	Tall street-level retail windows, balconies, pedestrian-friendly entrance, vertical brick columns

Fenestration and Openings	Doors	Windows	Other Openings
	Street-facing glass entries (retail)	Repetitive double-hung style, flush	Balconies on 2nd & 3rd floors

Material	Wall	Color	Roof	Hardscape
	Stucco and brick	Multi-color (tan, olive green, brown)	Tar and gravel	sidewalk, curb planters

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Street trees in grates	Concrete sidewalks, curb planters	Small planting beds (minimal)

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Brick columns, balconies, defined window cornices	Material changes, plane shifts at balconies, color banding	Shopfront	podium parking access off main street

Evaluation:
Strengths: Use of decorative paving materials to highlight plazas and commercial frontage, Use of multiple materials that are durable, Variation of metal canopies over storefronts that are human scale and consistent with the overall building character. Use of cornice or crown details that create horizontal breaks in the building mass while adding detail to the façade. Horizontal articulation/modules are OK, plaza is a good size and user-friendly with a central public art element, commercial and parking entrances are clearly indicated, lacks upper-floor modulation and roofline variation
Weaknesses: Lack of depth and little definition defined by recessed openings and building façade modulation. Parking garage entrance takes up a lot of usable storefront space. Parking garage should be located on the secondary or tertiary frontage.

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards. Attach photos for important features.

Project
1200 Olivia Court
City: Duarte

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2010's	New	Good	No

Height	Number of Stories	Estimated Height
	3	35'-45'

Setbacks	Front	Side	Side	Rear
	15'	0'-5'	0'-5'	20'? (measured on google maps, could be less just built to 20' for car access)

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable	Euclidean with projections	Breaks for courtyard and garage on lot

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Mediterranean / Spanish Revival	Red tile roof, arched entryway, stucco walls, shuttered windows, simple ornamentation	

Building Type	Typology
	Walk-Up Townhomes (Garages Below)

Defining Characteristics	Primary Street Facing Features
	Repetitive gable roofs, decorative shutters, entry arches, stucco cladding, private garage entries

Fenestration and Openings	Doors	Windows	Other Openings
	Residential-scale entry doors, garage doors□	Multi-pane horizontal windows; some projecting bay windows; small punched windows	Small arched entry recess; no balconies or skylights visible

Material	Wall	Color	Roof	Hardscape
	Smooth stucco exterior	Cream / beige with darker accents	Red clay tile	Paver driveways, concrete sidewalk, garage access

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Formal entry landscaping with hedges and sign	Paver driveway, concrete sidewalk	Shrubs, groundcover, small trees, flowering beds

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Arched entry, window shutters, projecting bays	Roof projections, bay windows, recessed entries	at grade entry	Neighborhood signage (OLIVA), minimal fencing

Evaluation:
Strengths: Provides window details consistent with selected architectural style, pop-outs create depth and break up building mass, pop-outs compatible with Spanish architecture, well-distributed elements like iron grilles, awnings, shutters, and attic vents, sufficient landscape and setback buffer at ground-level patios, decorative paving at driveway and walkways, craftsmanship elements and accent points at building corners, consistent application of architectural style, good stoop frontage with landscaping transition, muted earth tones with contrasting trim, variation in modules adds interest, proportional shutters complement window scale, gutters and downspouts used as intentional visual elements
Weaknesses: Window color, materials, and grid style are inconsistent with the overall palette, window grid style lacks definition and does not reflect true divided lights

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards. Attach photos for important features.

Project
70 Esperanza Ave
City: Sierra Madre

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2000's	Landscaping Improvements, Most likely painted	Good, building and landscaping well maintained	no

Height	Number of Stories	Estimated Height
	3	30'-35'

Setbacks	Front	Side	Side	Rear
	20'	5'-10'	5'-10'	5'-10'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable/Hipped	Boxy	Breaks in massing across unit sections

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Contemporary Traditional	Stone detatils, white trim, gabled roofs, covered entries, lodge like	

Building Type	Typology
	Multifamily/ Townhome

Defining Characteristics	Primary Street Facing Features
	Covered entryway, stone veneer, balconies, well landscaped.

Fenestration and Openings	Doors	Windows	Other Openings
	Glass paneled double door faces drive way loop for lobby, Street-facing, wood for townhomes	Flush, multi-pane windows.	Balconies

Material	Wall	Color	Roof	Hardscape
	Stucco, Stone Veneer, Wood Trim	Shades of olives and green	Shingle	Concrete sidewalks, Walkways, Driveways/ drive loop, drive pavers, Stone Veneer

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Hedges, Trees, bushes	Walkways, Stone along column bases, Stone Veneer wall at driveway	Lawn, flower beds, planter areas

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Covered entries, balconies, varied windows	Variations in massing, recessed balconies, contrast in materials, trim color, plane shifts, Town homes use projections nicely	Lobby	Subterranean parking access from west

Evaluation:
Strengthen: Building staggers or steps back to reduce overall scale from the public right-of-way, appropriate building details for style such as course belt trim, recessed windows, wide overhangs, and exposed structural beams, use of multiple materials such as stone, stucco, and wood appropriate for the style, large covered porch emphasizes building entry, stepbacks attempt to reduce perceived massing, project includes elements that reference style despite varied surrounding context
Weaknesses: overall building scale feels oversized relative to neighborhood, stepbacks only partially effective in reducing massing, porte-cochere creates an inactive and unengaging frontage, project exceeds low-rise character of surrounding area, front setback is too deep and weakens relationship to street, lacks a clear frontage type to primary building entry for pedestrians

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards. Attach photos for important features.

Project
405 Mariposa Ave
City: Sierra Madre

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	Not Clear	Not sure if improved or just maintained.	Good, building and landscaping well maintained	no

Height	Number of Stories	Estimated Height
	2	25'-30'

Setbacks	Front	Side	Side	Rear
	10'-15'	5'-10'	5'-10'	15'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable/Hipped	Boxy/ Euclidean	Yes

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Spanish Colonial / Ranch Style	Arches, Clay tile roofs, stucco walls	

Building Type	Typology
	Multifamily

Defining Characteristics	Primary Street Facing Features
	Arched porch, decorative tiled stairs, balconies, varied landscaping

Fenestration and Openings	Doors	Windows	Other Openings
	Arched wood door	Flush, Symmetrical	Balconies

Material	Wall	Color	Roof	Hardscape
	Stucco	Off-white or cream	Clay tile	ADA Ramps, Concrete sidewalks, Walkways, Steps, Driveways

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Hedges, Trees, courtyard	Brick/Tiled Paths, Decomposed Granite, Ramp	Trees, shrubs, planters, flowering plants

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Arcade walkways, corner feature, awnings, courtyard	Recessed arches, varied wall planes, symmetry with small shifts	Porch/Stoop	Driveway access with gate to the west.

Evaluation:
Strengthen: Appropriately scaled for the neighborhood, building features consistent with Spanish style such as decorative railings, stone door trim, and exposed rafter tails, significant setback with ample landscaping between patios and sidewalk, decorative paving at driveway and walkways, multifamily building appears like single-family which integrates into the neighborhood, well-articulated massing, strong frontage appeal that engages the street, well-maintained landscaping enhances curb presence, integrated ramp and stair access, authentic Spanish elements like archways and tiled roofs
Weaknesses: Lacks a clear frontage type to private units or common space such as a stoop or defined entry feature

ODS FIELDWORK CHECKLIST

The intention of this document is to capture prevalent and community defining architectural features to align with upcoming design standards. Attach photos for important features.

Project
245 W Sierra Madre Blvd
City: Sierra Madre

Immediate Observations	Approximate Age of Building	Improvements / Renovations	Overall Condition	Historical Relevance
	2010's	Not sure if improved or just maintained.	Good, building and landscaping well maintained	no

Height	Number of Stories	Estimated Height
	2	25'-30'

Setbacks	Front	Side	Side	Rear
	10'	10'	10'	10'

Building Form	Roof Geometry	Overall Geometry	Building Breaks
	Gable/Hipped	Boxy/ Horizontal	yes, courtyard

Architectural Style	Clearly Discernible Style	Primary Features Associated With Style	
	Spanish Colonial / Ranch Style	Arches, Clay tile roofs, stucco walls	

Building Type	Typology
	Mixed Use / Senior Living

Defining Characteristics	Primary Street Facing Features
	Covered arcade, signage, awnings, corner tower, balconies, iron railings, decorative tile

Fenestration and Openings	Doors	Windows	Other Openings
	White framed, glazed, double	Multi-pane, flush with stucco, white trim	not clear

Material	Wall	Color	Roof	Hardscape
	Stucco	Off-white or cream	Clay tile	ADA Ramps, Concrete sidewalks, Walkways, Steps, Driveways

Landscape Features	Primary Features	Hardscape Features	Softscape Features
	Hedges, Trees, courtyard	Concrete paths, driveways, Steps, Walkways	Trees, shrubs, planters, flowering plants

Primary Elevation	Primary Features	Articulation	Frontage Type	Other
	Arcade walkways, corner feature, awnings, courtyard	Inset windows, color breaks, plane changes	Gallery, Porch	

Evaluation:
Strenghten: Well-balanced breaks in the roofline and roof modulation, sufficient level of detail to window trim and grouping, usable and semi-private arcade that is visually appropriate and provides screening, appropriately screened utilities and equipment using planting or low walls, good level of detail with appropriate use of Spanish Colonial style, well-executed arcade helps conceal building depth and massing, open space along frontage breaks up façade length, effective use of landscaping and fencing to define open spaces while maintaining privacy, standpipes are well screened with landscaping and low walls
Weaknesses: Railing lacks decoration consistent with Spanish style, window grilles lack depth and definition due to grids being located between the glass rather than on the exterior, window depth is lacking and could benefit from more shadow and articulation

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit F			
Successful Projects that Exemplify Specific Objective Design Standards (Include name of project, full project address)	Objective Design Standards this Project Exemplifies (Include explanation of why the project is successful, for each identified design standard)	Link to picture examples of successful projects	
801 East Main Housing Project	Site Planning and Access - locating vehicular access along the non-major high-traffic streets, locating open common spaces at the corners of the site to maximize human interaction and clear visuals to site amenities, provided covered entries to each unit, creating connectivity for pedestrians where openings or voids along the building facade occur and invite patrons to separate spaces on the project. Building Modulation & Articulation - buildings present balconies (covered and uncovered) that create relief and breaks in the building mass, presents various openings, decorative railing and notches, awnings, and corbels that articulates the facade, and is designed at a lower human scale along the public sidewalk with 1 - 1 1/2 stories or setback from the property line with well-design landscaping buffer.	801-817 East Main Street and 17-25 North Granada Avenue Alhambra, CA	49 dwelling units ranging in size from 2 to 4 bedrooms. As required by the State Housing Element Law, the City rezoned the project site to allow residential development as a use by-right for projects that dedicate at least 20% of their total units as affordable to lower income households
Mariposa Affordable Housing Development	Materials, Finishes, and Color - the building provides at least 3 different wall cladding materials or colors such as brick and siding panels of various colors. Focusing heavier materials at the base of the building creating a logical foundation and changing siding colors where modulation occurs on the upper floors. Finishes are authentic with a natural appearance and texture. Parking structure - location of at grade parking is oriented towards a parking lot and alley, and away from the main thoroughfare. Parking structure is integrated into the overall design and introduces a series of focus planting at columns.	Mariposa Affordable Housing Development Alhambra, CA	A mix of 1- and 2- bedroom units for a total of 40 units in a 5-story building with on-site support services
Monterey Bay Square	Entries – location of residential entries are more private in nature with potted landscaping, isolated canopy, signage, and transparent. Verses retail and restaurant entrances which are presented with larger storefronts, cohesive overhang/awning, thickened bulkhead and columns that create a durable foundation along a high pedestrian traffic area. Parking Structures – present a panelized system on the exterior façade that screens parking while adding an architectural element to the elevation. These perforated panels provide shade to the interior of the parking structure and create a visual appeal through lighting.	Monterey Bay Square Alhambra, CA	A mixed-use residential and commercial center that consists of ground-floor retail and restaurant, and five floors of condominium residential units (62 units total) above. There will also be a second building consisting of a 7-level parking structure with a ground floor restaurant unit. (built)
123 South Marguerita Ave	Building Modulation and Articulation – presents a combination of roof forms at different heights that is compatible with its architectural style. Roof supports / brackets are well-detailed and consistent throughout. Upper stories are setbacks to create a more human scale design with a differentiation in design among each story. Materials, Finishes, and Color – At least 3 different materials are used on the project including stone, lap siding, and stucco with complementary colors. Materials are logically organized where stone is focused along the base of the building, and siding and stucco are well-distributed throughout.	123 South Marguerita Avenue Alhambra, CA	A three-story, four-unit apartment complex. The complex is configured as a duplex, and features landscaping, and communal space in the form of common open space. The Craftsman style architecture can be seen in the Hardie-siding, roof brackets, shaped rafter tails and hung windows.
Solana (Duarte), 1750 Fasana Rd, Duarte, CA 91010	Architectural Elements - roof lines broken at regular intervals, balcony materials are consistent with the architectural style, freeway visible signage Articulation - four-sided architecture, difference in materials from first two floors to upper floors, recessed balconies at top of building Architectural Corner Element - red color at corner Materials - balconies look to be steel or metal, Roof materials complement the materials and colors of the façades, color are varied across facade, standing seam metal at the key corner helps the entry stand out. Open Space Amenities - open space includes BBQ grills, pizza oven, fire pit, dog park, pool jacuzi, gathering space, private phone call rooms, business room	https://www.solanaduarte.com/gallery/	

Exhibit F			
Successful Projects that Exemplify Specific Objective Design Standards (Include name of project, full project address)	Objective Design Standards this Project Exemplifies (Include explanation of why the project is successful, for each identified design standard)	Link to picture examples of successful projects	
Paragon at Old Town Apartments, 700 S Myrtle Ave, Monrovia, CA 91016	Base/Middle/Top - use of brick material and horizontal datum to distinguish retail ground floor from upper residential floors Building Breaks - pedestrian courtyards off the side streets are 50' deep building setbacks off the street (not full breaks) Architectural Corner Elements - pedestrian courtyard at corner, floating corner element at south corner on myrtle (3D architectural element) Materials - in some places ground floor materials/color differentiation between ground floor v upper floors, awnings along Myrtle street frontage, podium parking materials match some sides of the building, similar color/materials as development to northeast Design of Parking/Elements to conceal parking structure use - it looks like a apartment building (aka fake windows), however, it is clearly parking, landscaping around the parking podium, entrances located furthest from the Myrtle intersection	https://www.paragonatoldtown.com/apartments/ca/monrovia/photo-gallery	
Avalon Monrovia, 825 S Myrtle Ave, Monrovia, CA 91016	Building Form - 360 degree design, the inset balconies reduce bulk/massing Materials and Colors - very monolithic white to light cream; white brick material used along the corner and also along the ground floor, but not the entire ground floor, smooth texture on all other surfaces of building, balconies seem to be steel/metal, some of the balconies have awnings that aren't fabric, parking podium looks semi-similar to the building in color Entries - Corner entrance is most prominent, with high transparency and tower. Stepbacks - fronting on Myrtle the top floor is stepbacked off the street, matching Paragon to north		
Colorado Blvd/Primrose Ave NE Corner (Monrovia), 151 W Colorado Blvd, Monrovia, CA 91016	Frontage Types - frontyard/porch type, accomodated in a variety of ways in both the block-scale and house-scale portions of the development Large site designed as two separate developments Articulation - Western townhomes designed as individually distinguished row homes (e.g. San Francisco)		
New Development North of APU citrus college station (The Promenade), 839 Orchid Way, Azusa, CA 91702	Public Realm/Landscaping - An entire townhome development formed around a central traffic circle and boulevards with landscaped paths/medians Architectural Style - Seems like the townhomes follow a Spanish colonial architectural style. Materials include brick at the ground floor level of some of the buildings, smooth white, cream, yellow, light brown color, medium brown accents. Mission bell type lights. Small variations between buildings and larger variations between blocks to avoid extreme monotony.		
Areum Monrovia	An interesting shape for the development, a triangle Wrap development/hidden parking large green space setback from santa anita wash with dog spaces and a pool		
Citrus Walk, 137 E. Italia Street, Covina, CA 91723	Frontage Type (yard?) - Seems there are ground floor porches fenced in along Italia St, and there are also individual entrances linked to these porches. These porches are flat to the ground. Material and Color - Colors in the development are orange, blue, green, grey. Articulation highlights individual units. Building Type (live/work) - Rowhouses, but The corner townhome has a rear facing balcony, and this townhome also features a ground floor commercial use. Also the townhomes fronting on Citrus Ave have ground floor commercial uses, and inset balconies.		
Citrus Village (City Ventures), 1009 N Citrus Ave, Covina, CA 91722	Pedestrian Connectivity - Stone material to slow traffic at entry, pedestrian connection to central green space Frontage (patio) - There are walled in no-step patios at the ground floor level fronting on Citrus Ave. These patios lead to individual unit entries.		

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

Exhibit F			
Successful Projects that Exemplify Specific Objective Design Standards (Include name of project, full project address)	Objective Design Standards this Project Exemplifies (Include explanation of why the project is successful, for each identified design standard)	Link to picture examples of successful projects	
Monterey Station Apartments, 120 N Garey Ave, Pomona, CA 91767	Material and Color - Colors are lime, white, light brown, dark brown, dark grey/navy. Along Garey Ave, brick material along 2nd and 3rd stories, smooth white texture on ground floor, metal siding texture at fourth floor.		
80 North Raymond Condominiums, 80 N Raymond Ave, Pasadena, CA 91103	Corner - No corner element architecturally, but there is public art.		
Marv's Place, 143 Mar Vista Ave, Pasadena, CA 91106	Parking mimics building detail		
	Residential yard frontage in multifamily		
	Large Site - breaks up large site into two separately designed projects, and residential site into smaller-scaled buildings		
	Building Orientation - buildings oriented to maximize spaces and views from street, house-scale view		
	Architectural Style - Craftsman style townhomes transitions to single family neighborhood		
Mission Meridian Village, 727-809 Meridian Ave, South Pasadena, CA 91030	Frontage - porch frontage and vertical separation from street provide privacy		
Park View, 645 E Union St, Pasadena, CA 91101	Material and Color - coherent application of Spanish architectural style, white stucco, blue trim, terra cotta roof, and cream balcony pilasters		
	Corner - corner open space/dining gesture with tower and public art at top		
	Stepback - horizontal datum and stepback from street frontage at top floor delineates top of building		
Trio Apartments, 44 N Madison Ave, Pasadena, CA 91101	Open Space - penetrable public open space		

Exhibit F				
Successful Projects that Exemplify Specific Objective Design Standards (Include name of project, full project address)	Objective Design Standards this Project Exemplifies (Include explanation of why the project is successful, for each identified design standard)	Link to picture examples of successful projects	Image of Project	
801 East Main Housing Project	Site Planning and Access - locating vehicular access along the non-major high-traffic streets, locating open common spaces at the corners of the site to maximize human interaction and clear visuals to site amenities, provided covered entries to each unit, creating connectivity for pedestrians where openings or voids along the building facade occur and invite patrons to separate spaces on the project. Building Modulation & Articulation - buildings present balconies (covered and uncovered) that create relief and breaks in the building mass, presents various openings, decorative railing and notches, awnings, and corbels that articulates the facade, and is designed at a lower human scale along the public sidewalk with 1 - 1 1/2 stories or setback from the property line with well-design landscaping buffer.	801-817 East Main Street and 17-25 North Granada Avenue Alhambra, CA		49 dwelling units ranging in size from 2 to 4 bedrooms. As required by the State Housing Element Law, the City rezoned the project site to allow residential development as a use by-right for projects that dedicate at least 20% of their total units as affordable to lower income households
Mariposa Affordable Housing Development	Materials, Finishes, and Color - the building provides at least 3 different wall cladding materials or colors such as brick and siding panels of various colors. Focusing heavier materials at the base of the building creating a logical foundation and changing siding colors where modulation occurs on the upper floors. Finishes are authentic with a natural appearance and texture. Parking structure - location of at grade parking is oriented towards a parking lot and alley, and away from the main thoroughfare. Parking structure is integrated into the overall design and introduces a series of focus planting at columns.	Mariposa Affordable Housing Development Alhambra, CA		A mix of 1- and 2- bedroom units for a total of 40 units in a 5-story building with on-site support services
Monterey Bay Square	Entries – location of residential entries are more private in nature with potted landscaping, isolated canopy, signage, and transparent. Verses retail and restaurant entrances which are presented with larger storefronts, cohesive overhang/awning, thickened bulkhead and columns that create a durable foundation along a high pedestrian traffic area. Parking Structures – present a panelized system on the exterior facade that screens parking while adding an architectural element to the elevation. These perforated panels provide shade to the interior of the parking structure and create a visual appeal through lighting.	Monterey Bay Square Alhambra, CA		A mixed-use residential and commercial center that consists of ground-floor retail and restaurant, and five floors of condominium residential units (62 units total) above. There will also be a second building consisting of a 7-level parking structure with a ground floor restaurant unit. (built)
123 South Marguerita Ave	Building Modulation and Articulation – presents a combination of roof forms at different heights that is compatible with its architectural style. Roof supports / brackets are well-detailed and consistent throughout. Upper stories are setbacks to create a more human scale design with a differentiation in design among each story. Materials, Finishes, and Color – At least 3 different materials are used on the project including stone, lap siding, and stucco with complementary colors. Materials are logically organized where stone is focused along the base of the building, and siding and stucco are well-distributed throughout.	123 South Marguerita Avenue Alhambra, CA		A three-story, four-unit apartment complex. The complex is configured as a duplex, and features landscaping, and communal space in the form of common open space. The Craftsman style architecture can be seen in the Hardie-siding, roof brackets, shaped rafter tails and hung windows.
Solana (Duarte), 1750 Fasana Rd, Duarte, CA 91010	Architectural Elements - roof lines broken at regular intervals, balcony materials are consistent with the architectural style, freeway visible signage Articulation - four-sided architecture, difference in materials from first two floors to upper floors, recessed balconies at top of building Architectural Corner Element - red color at corner Materials - balconies look to be steel or metal, Roof materials complement the materials and colors of the façades, color are varied across facade, standing seam metal at the key corner helps the entry stand out. Open Space Amenities - open space includes BBQ grills, pizza oven, fire pit, dog park, pool jacuzzi, gathering space, private phone call rooms, business room	https://www.solanaduarte.com/gallery/		
Paragon at Old Town Apartments, 700 S Myrtle Ave, Monrovia, CA 91016	Base/Middle/Top - use of brick material and horizontal datum to distinguish retail ground floor from upper residential floors Building Breaks - pedestrian courtyards off the side streets are 50' deep building setbacks off the street (not full breaks) Architectural Corner Elements - pedestrian courtyard at corner, floating corner element at south corner on myrtle (3D architectural element) Materials - in some places ground floor materials/color differentiation between ground floor v upper floors, awnings along Myrtle street frontage, podium parking materials match some sides of the building, similar color/materials as development to northeast Design of Parking/Elements to conceal parking structure use - it looks like a apartment building (aka fake windows), however, it is clearly parking, landscaping around the parking podium, entrances located furthest from the Myrtle intersection Building Form - 360 degree design, the inset balconies reduce bulk/massing	https://www.paragonatoldtown.com/apartments/ca/monrovia/photo-gallery		
Avalon Monrovia, 825 S Myrtle Ave, Monrovia, CA 91016	Materials and Colors - very monolithic white to light cream; white brick material used along the corner and also along the ground floor, but not the entire ground floor, smooth texture on all other surfaces of building, balconies seem to be steel/metal, some of the balconies have awnings that aren't fabric, parking podium looks semi-similar to the building in color Entries - Corner entrance is most prominent, with high transparency and tower. Stepbacks - fronting on Myrtle the top floor is stepbacked off the street, matching Paragon to north			

Appendix E: SGVCOG Regional Objective Design Standards Research Memorandum

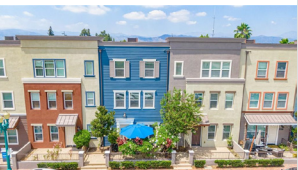
Exhibit F Successful Projects that Exemplify Specific Objective Design Standards (Include name of project, full project address)	Objective Design Standards this Project Exemplifies (Include explanation of why the project is successful, for each identified design standard)	Link to picture examples of successful projects	Image of Project	
Colorado Blvd/Primrose Ave NE Corner (Monrovia), 151 W Colorado Blvd, Monrovia, CA 91016	Frontage Types - frontyard/porch type, accommodated in a variety of ways in both the block-scale and house-scale portions of the development Large site designed as two separate developments Articulation - Western townhomes designed as individually distinguished row homes (e.g. San Francisco)			
New Development North of APU citrus college station (The Promenade), 839 Orchid Way, Azusa, CA 91702	Public Realm/Landscaping - An entire townhome development formed around a central traffic circle and boulevards with landscaped paths/medians Architectural Style - Seems like the townhomes follow a Spanish colonial architectural style. Materials include brick at the ground floor level of some of the buildings, smooth white, cream, yellow, light brown color, medium brown accents. Mission bell type lights. Small variations between buildings and larger variations between blocks to avoid extreme monotony.			
Areum Monrovia	 An interesting shape for the development, a triangle Wrap development/hidden parking large green space setback from santa anita wash with dog spaces and a pool			
Citrus Walk, 137 E. Italia Street, Covina, CA 91723	Frontage Type (yard?) - Seems there are ground floor porches fenced in along Italia St. and there are also individual entrances linked to these porches. These porches are flat to the ground. Material and Color - Colors in the development are orange, blue, green, grey. Articulation highlights individual units. Building Type (live/work) - Rowhouses, but The corner townhome has a rear facing balcony, and this townhome also features a ground floor commercial use. Also the townhomes fronting on Citrus Ave have ground floor commercial uses, and inset balconies.			
Citrus Village (City Ventures), 1009 N Citrus Ave, Covina, CA 91722	 Pedestrian Connectivity - Stone material to slow traffic at entry, pedestrian connection to central green space Frontage (patio) - There are walled in no-step patios at the ground floor level fronting on Citrus Ave. These patios lead to individual unit entries.			
Monterey Station Apartments, 120 N Garey Ave, Pomona, CA 91767	 Material and Color - Colors are lime, white, light brown, dark brown, dark grey/navy. Along Garey Ave, brick material along 2nd and 3rd stories, smooth white texture on ground floor, metal siding texture at fourth floor. Corner - No corner element architecturally, but there is public art.			
80 North Raymond Condominiums, 80 N Raymond Ave, Pasadena, CA 91103	 Parking mimics building detail			
Marv's Place, 143 Mar Vista Ave, Pasadena, CA 91106	 Residential yard frontage in multifamily			

Exhibit F Successful Projects that Exemplify Specific Objective Design Standards (Include name of project, full project address)	Objective Design Standards this Project Exemplifies (Include explanation of why the project is successful, for each identified design standard)	Link to picture examples of successful projects	Image of Project	
Mission Meridian Village, 727-809 Meridian Ave, South Pasadena, CA 91030	Large Site - breaks up large site into two separately designed projects, and residential site into smaller-scaled buildings Building Orientation - buildings oriented to maximize spaces and views from street, house-scale view Architectural Style - Craftsman style townhomes transitions to single family neighborhood Frontage - porch frontage and vertical separation from street provide privacy			
Park View, 645 E Union St, Pasadena, CA 91101	 Material and Color - coherent application of Spanish architectural style, white stucco, blue trim, terra cotta roof, and cream balcony pilasters			
Trio Apartments, 44 N Madison Ave, Pasadena, CA 91101	 Corner - corner open space/dining gesture with tower and public art at top Stepback - horizontal datum and stepback from street frontage at top floor delineates top of building Open Space - penetrable public open space			

External Image Sources

External Source List for Images and Graphics:

All images and graphics not identified in this list are the property of either The Arroyo Group or ONYX Architects.

Page 2:

Top left image: Paragon at Old Town (<https://www.paragonatoldtown.com/apartments/ca/monrovia/neighborhood>)

Page 4:

Top map graphic: San Gabriel Valley Council of Governments (<https://www.sgvkog.org/about>)

Page 7:

Top left image: TrioAptsPasadena (<https://www.trioaptspasadena.com>)

Bottom left image: Zillow.com (https://www.zillow.com/homedetails/1015-N-Citrus-Ave-Covina-CA-91722/122236404_zpid/)

Top right image: Solana at Duarte Station (<https://www.solanaduarte.com/gallery/>)

Bottom right image: Trulia.com (<https://www.trulia.com/home/103-n-catalina-ave-pasadena-ca-91106-250338849>)

Page 13:

Top image: Avalon Communities (<https://www.avaloncommunities.com/california/monrovia-apartments/avalon-monrovia/>)

Middle image: ReeceNichols Real Estate (<https://www.reecenichols.com/realestate/details/55527134/117-w-2nd-suite-d-street-stanberry-mo-64489>)

Page 22:

Bottom right image: Loftway (<https://loftway.com/buildings/station-lofts-pasadena/>)

Page 23:

Bottom right image: Gem City Images (<http://www.gemcityimages.com/2021/06/avalon-monrovia.html>)

Page 26:

Bottom right image: Homes.com (<https://www.homes.com/real-estate-agents/mingyang-gao/fh9l7yt/>)

Page 29:

Bottom image: The Cultural Landscape Foundation (<https://www.tclf.org/landscapes/plaza-las-fuentes>)

Page 30:

Top left image: Playavista.com (<https://playavista.com/sustainability-begins-here/>)

Bottom left image: Francis Krahe & Associates (<https://www.fkaild.com/united-states/playa-vista-parks>)

Page 31:

Top left image: National Core (<https://nationalcore.org/communities/marvs-place/>)

Top right image: Playavista.com (<https://playavista.com/>)

Bottom right image: Budzet.krakow.pl (<https://budzet.krakow.pl/>)

Page 32:

Top left image: Ace/121 Gallery (<https://ace121gallery.com/>)

Top right image: Pasadena Star News (<https://www.pasadenastarnews.com/2019/12/30/explore-pasadena-come-for-the-roses-stay-for-the-shopping/>)

Bottom right image: Yelp courtesy of Maruko X

Page 33:

Top left image: Yelp courtesy of Diana G

Bottom left image: Sierra: The Magazine of the Sierra Club (<https://www.sierraclub.org/sierra/green-life/how-green-your-alley>)

Top right image: Excellencepremierrealestate.com (<https://www.excellencepremierrealestate.com/property/virtual-tour/651341447>)

Bottom right image: Zillow (https://www.zillow.com/homedetails/521-Venice-Way-Venice-CA-90291/2056165775_zpid/)

Page 34:

Bottom left image: The Orchard Apartments (Downtown Azusa) (<https://theorchardazusa.com/>)

Top right image: Alexan Marmont (<https://alexanmarmont.com/>)

Bottom right image: Esperanza Apartments Duarte Station (<https://www.liveesperanza.com/>)

Page 35:

Top image: Newman Garrison + Partners - Parking Landing Apartments (<https://nggpartners.com/portfolio-item/park-landing-buena-park-ca/>)

Bottom image: San Diego Tribune (<https://www.sandiegouniontribune.com/2012/05/25/ucsd-building-has-green-roof/>)

Page 36:

Top left Image: Solana at Duarte Station (<https://www.solanaduarte.com/gallery/>)

Bottom left image: City of Alhambra (<https://www.alhambra.ca.gov/770/801-817-East-Main-Street-and-17-25-North>)

Bottom right image: Zillow (https://www.zillow.com/homedetails/1015-N-Citrus-Ave-Covina-CA-91722/122236404_zpid/)

Page 37:

Top left image: Loopnet (<https://www.loopnet.com/Listing/216-N-Coronado-St-Los-Angeles-CA/35954028/>)

Bottom left image: Duradeck (<https://duradek.com/vinyl-decking/vinyl-decking-applications/roof-decks/>)

Both right images: Sue Cook, Listing Agent, via Compass (https://www.compass.com/homedetails/280-W-Montecito-Ave-Unit-H-Sierra-Madre-CA-91024/1IUFJL_pid/)



City of La Puente

15900 E. Main Street La Puente, CA 91744 Telephone (626) 855-1500 Fax (626) 961-4626

NOTICE OF EXEMPTION

TO: County Clerk
County of Los Angeles
Environmental Filings
12400 East Imperial Hwy
Norwalk, CA 90650

FROM: City of La Puente
15900 E. Main Street
La Puente, CA 91744

Project Title: MCA No. 26-02

Project Location (Specific): Citywide

Project Location (City): City of La Puente **Project Location (County):** Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: The project consists of the adoption of Municipal Code Amendment No. 26-02 (Ordinance No. 26-997), which amends Chapter 10.10 (Residential Zones) by adding Section 10.10.060(D) and Chapter 10.12 (Commercial Zones) by adding Section 10.12.040(G) of the La Puente Municipal Code to establish objective design standards for multifamily and mixed-use residential development projects in accordance with State law. The ordinance establishes clear, objective, and measurable design standards applicable to qualifying residential development projects on a citywide basis.

Name of Public Agency Approving Project: City of La Puente

Name of Person or Agency Carrying Out Project: Juan Galvan, Senior Planner

Exempt Status: (Check One)

- ☐ Ministerial (14 Calif. Admin. Code §15268)
- ☐ Declared Emergency (14 Cal. Admin. Code §15269(a))
- ☐ Emergency Project (14 Cal. Admin. Code §15269(b) & (c))
- ☐ Statutory Exemption. (14 Cal. Admin. Code §§15260 et seq.)
- ☒ CEQA Guidelines Section 15061(b)(3) – Common Sense Exemption.

Reasons why project is exempt: The adoption of citywide objective design standards for multifamily and mixed-use residential development is a regulatory action that establishes clear, objective, and measurable design criteria. The ordinance does not alter allowable land use designations, densities, or development intensities, nor does it approve or authorize any specific development project. Therefore, it can be seen with certainty that there is no possibility that adoption of the ordinance may have a significant effect on the environment. Accordingly, the project is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines.

Contact Person: Juan Galvan

Phone No.: (626) 855-1538

Date received for Filing:

Signature: _____

Date: _____



City of La Puente Agenda Report

To: Mayor and City Council For meeting of: August 11, 2026

From: Bob Lindsey, City Manager

By: Abraham Tellez, Director of Development Services

Subject: CONSIDERATION OF ACCEPTANCE OF NOTICE OF COMPLETION FOR CONCRETE WORK AT THE LA PUENTE DOG PARK

BACKGROUND/DISCUSSION

On November 12, 2025, the City Council awarded a construction contract to Savi Construction Inc. in the amount of \$148,714.97 to construct concrete curbing and flat work throughout the La Puente Dog Park and Kennel facility located at 16550 Old Valley Boulevard.

On March 10, 2026, Savi Construction, Inc. commenced concrete work on curbing and those areas designed with flat work. On June 29, 2026 City staff inspected and accepted the completed work, which consisted of installation of concrete flat work for paths and the drive entrance, as well as all the necessary curbing to separate drive areas from planters and the dog park fields.

The contractor's original bid price for this project was \$148,714.97. There was one change order on the project to include the construction of concrete ramps and steps for the buildings totaling \$14,871.53. The total construction cost for this project was \$163,586.50.

FISCAL IMPACT

The bid schedule for construction of this project totals \$148,714.97. With a 10 percent (10%) project contingency of \$14,871.53, the total construction project budget is \$163,586.50. Funding for this project was appropriated in the Fiscal Year 2025-26 Capital Improvement Program Budget (Fund 283 – Measure A).

The cost for construction of \$163,586.50 included no associated costs for project management, construction observation and material testing. City Staff covered the project management and observation since it was an isolated project with very minimal oversight.

RECOMMENDATION

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

ATTACHMENTS

A. La Puente Dog Park Concrete Work Savi Construction NOC

RECORDING REQUESTED BY
CITY OF LA PUENTE
AND WHEN RECORDED MAIL TO

NAME CITY OF LA PUENTE
CITY CLERK
STREET 15900 East Main Street
ADDRESS
CITY La Puente CA 91744
STATE California
ZIP 91744

SPACE ABOVE LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 3093, must be filed within 10 days after completion. (See reverse side for complete requirements.)
Notice is hereby given that:

1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
2. The full name of the owner is City of La Puente
3. The full address of the owner is 15900 East Main Street, La Puente, CA 91744
4. The nature of the interest or estate of the owner is: in fee.

(if other than Fee, strike "In fee" and insert, for example, "purchaser under contract of purchase", or "lessee")

5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

NAMES	ADDRESSES
-------	-----------

6. The full names and addresses of the predecessors in interest of the undersigned, if the property was transferred subsequent to the commencement of the work or improvements herein referred to:

NAMES	ADDRESSES
-------	-----------

7. A work of improvement on the property hereinafter described was substantially completed on June 29, 2026.

8. The work done was: Concrete curbing, flat work and additional concrete ramps at La Puente Dog Park and Kennel.

9. The names of the contractor, if any, for such work of improvement was: Savi Construction, Inc.

(If no contractor for work of improvement as a whole, insert "None")

November 12, 2025

(Date of Contract)

10. The property on which said work of improvement was completed is in the City of: La Puente
County of Los Angeles, State of CA, and is described as follows: Concrete Work at La Puente Dog Park.

11. The street address of said property is 16550 Old Valley Boulevard

(If no street address has been officially assigned, insert "none".)

Dated _____

(Signature of Owner or corporate officer of Owner named in paragraph 2, or his agent)

VERIFICATION

I, the undersigned, say: I am the City Clerk of the City of La Puente, the declarant of the foregoing Notice of Completion:
I have read said Notice of Completion and know the contents thereof; the same is true to my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on _____ at La Puente, CA

(Personal signature of the individual who is swearing that the contents of the Notice of Completion are true)



City of La Puente Agenda Report

To: Mayor and City Council For meeting of: August 11, 2026

From: Bob Lindsey, City Manager

By: Abraham Tellez, Director of Development Services

Subject: CONSIDERATION OF ACCEPTANCE OF NOTICE OF COMPLETION FOR
ELECTRICAL CONTRACT WORK AT THE LA PUENTE DOG PARK

BACKGROUND/DISCUSSION

On December 9, 2025, the City Council awarded a construction contract to FEC Electric, Inc. in the amount of \$87,330.58 to install and connect all electrical components, fixtures, facilities and equipment at the La Puente Dog Park and Kennel located at 16550 Old Valley Boulevard. This component of the multi-prime project was necessary to have power ready for distribution throughout the park's facilities prior to Southern California Edison energizing.

On February 25, 2026, FEC Electric, Inc. commenced the electrical work and completed said work by June 15, 2026. The improvements and scope of work consisted of labor, materials, equipment, and incidentals required to complete electrical connections to each structure and lighting pursuant to the approved city plans and any changes deemed necessary during construction.

The awarded contractor's bid price for this project was \$87,330.58. However, two (2) change orders were necessary to complete the work that totaled \$32,152. Since the first change order in the amount of \$24,383 exceeded the City Manager's 10% contingency over the contractor's bid price, the change order required City Council approval which occurred on May 26, 2026. The second change order in the amount of \$7,769 was approved under the City Manager's 10% contingency.

The additional work requiring the change orders was necessary to supply and install additional circuit breakers, as well as for size and length changes of conductors pursuant to the new panel specifications, and to install an additional panel on the main office building. With the two change orders applied, the resulting construction cost for the electrical work totaled \$119,482.58 for this project component.

FISCAL IMPACT

The construction cost for this project component totaling \$119,482.58 was paid from the City's Capital Improvement Program Budget Fund 283 (Measure A).

There are no additional associated costs for project management, construction observation and material testing. City Staff covered the project management and observation.

RECOMMENDATION

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

ATTACHMENTS

- A. La Puente Dog Park FEC Electrical Work NOC

RECORDING REQUESTED BY
CITY OF LA PUENTE
AND WHEN RECORDED MAIL TO

NAME CITY OF LA PUENTE
CITY CLERK
STREET 15900 East Main Street
ADDRESS
CITY La Puente CA 91744
STATE California
ZIP 91744

SPACE ABOVE LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 3093, must be filed within 10 days after completion. (See reverse side for complete requirements.)
Notice is hereby given that:

1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
2. The full name of the owner is City of La Puente
3. The full address of the owner is 15900 East Main Street, La Puente, CA 91744
4. The nature of the interest or estate of the owner is: in fee.

(if other than Fee, strike "In fee" and insert, for example, "purchaser under contract of purchase", or "lessee")

5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

NAMES	ADDRESSES
-------	-----------

6. The full names and addresses of the predecessors in interest of the undersigned, if the property was transferred subsequent to the commencement of the work or improvements herein referred to:

NAMES	ADDRESSES
-------	-----------

7. A work of improvement on the property hereinafter described was substantially completed on June 15, 2026.

8. The work done was: Installation of electrical components, fixtures, facilities, and equipment at La Puente Dog Park and Kennel.

9. The names of the contractor, if any, for such work of improvement was: FEC Electric, Inc.

(If no contractor for work of improvement as a whole, insert "None")

December 9, 2025
(Date of Contract)

10. The property on which said work of improvement was completed is in the City of: La Puente
County of Los Angeles, State of CA, and is described as follows: Electrical Contract Work at La Puente Dog Park.

11. The street address of said property is 16550 Old Valley Boulevard

(If no street address has been officially assigned, insert "none".)

Dated _____

(Signature of Owner or corporate officer of Owner named in paragraph 2, or his agent)

VERIFICATION

I, the undersigned, say: I am the City Clerk of the City of La Puente, the declarant of the foregoing Notice of Completion:

I have read said Notice of Completion and know the contents thereof; the same is true to my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on _____ at La Puente, CA

(Personal signature of the individual who is swearing that the contents of the Notice of Completion are true)