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# Public Review Draft Plan

# La Puente Mixed-Use Places Project

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*Prepared for:*



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# Title 10, Chapter 10.50, Section 10.50.220

## Mixed-Use Overlay Zone.

- A. **Purpose.** The Mixed-Use (M-U) overlay zone is established to designate areas appropriate for horizontal and/or vertical residential and commercial mixed-use development, creating neighborhoods or corridors that integrate residential uses with complementary commercial uses. The M-U overlay zone is intended to promote mixed use development and allow for a variety of medium- to high-density housing types through an overlay, while permitting commercial uses consistent with the underlying base zone. Development standards are intended to promote mixed-use and residential development that is pedestrian oriented.
- B. **Definitions.** Unless otherwise noted, definitions for terms in this section are subject to Chapter 10.132 (Definitions). Exceptions include:
1. **Mixed-use, horizontal.** A development project that combines residential and commercial land uses into a single project, where the uses are adjacent to one another, either in separate buildings on the same parcel or on adjoining parcels within the development. Internal streets and pedestrian pathways physically and visually connect the separate but adjacent uses into one unifying development.
  2. **Mixed-use, vertical.** A development project that combines residential and commercial land uses into a single project, where the uses are physically integrated into one building. Typically, publicly accessible uses occupy the ground level, such as commercial or common residential uses, while private uses, such as dwelling units, occupy the upper levels.
  3. **Overlay Zoning District.** A zoning district that applies another set of zoning provisions to a specified area within an existing zoning district. The overlay zone supersedes the zoning regulations of the base zoning district, unless otherwise indicated.
- C. **Applicability.**
1. **Criteria for inclusion in the M-U overlay zone.**
    - a. Projects zoned C-2 must meet at least one of the following site criteria in order to apply the M-U Overlay 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, structures, 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 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 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 X-X 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 X-X, 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 X-X 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)
<b>Land Use</b> See Article 9 for land use definitions	XXX Zone	Notes and Specific Use Regulations
<b>RESIDENTIAL USES</b>		
Dwelling		
Multi Family – more than 2 units per structure	P	
<b>RECREATION, EDUCATION, AND ASSEMBLY</b>		
Commercial Recreation and Entertainment	CUP	
<b>RETAIL TRADE USES</b>		
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	

Table X-X Allowed Uses and Permit Requirements	Mixed-Use Overlay Zone Permit Requirements	
Retail Sales	P	<b>Exception:</b> Retail sales establishments in which used and/or liquidation items represent 50% or more of the retail sales floor area are not allowed. <sup>1</sup>
<b>SERVICE USES - BUSINESS, FINANCIAL, MEDICAL, AND PROFESSIONAL</b>		
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	
<b>SERVICE USES – GENERAL</b>		
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 X-X 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	
<b>PUBLIC AND SEMI-PUBLIC USES</b>		
Cultural Institution	CUP	
<b>TRANSPORTATION, COMMUNICATIONS, AND INFRASTRUCTURE USES</b>		
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).

Table X-X Allowed Uses and Permit Requirements	Mixed-Use Overlay Zone Permit Requirements	
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.
<sup>1</sup> Liquidation merchandise herein is defined as items that are or have been overstocked by a manufacturer or other commerce/retailer, returned by customers, refurbished, or sold during a store permanently closing.		

#### E. Development Standards.

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

Table X-X Development Standards for M-U Overlay Zone	Development Feature	
	M-U Overlay Zone	Additional Requirements
<b>Lot Dimensions</b>		
Lot Width - Minimum	100 feet	
Lot Depth - Minimum	100 feet	
<b>Lot Coverage - Maximum</b>	85%	
<b>Setbacks - Minimum (a)</b>		See 10.24.020 (Permitted Projections into Required Setback Areas) and 10.24.050 (Setbacks:

Table X-X Development Standards for M-U Overlay Zone	Development Feature	
		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	
<b>Height</b> - Maximum (c)	55 feet	See 10.24.040 (Height Measurement and Exceptions) for height measurement
<b>Density</b> - Maximum	30 du/acre	
<b>Floor-Area-Ratio</b> - Maximum	1.0	
<p>(a) Setbacks less than the minimum shall be prohibited. The front and side street setback shall be improved as a widened sidewalk with landscaping and may include outdoor dining.</p> <p>(b) A low or medium residential density zone includes the Residential Estate (R-E), Low Density Residential (R-1), Medium Density Residential (R-2), and Medium-High Residential (R-3) zones identified in Chapter 10.10 (Residential Zones).</p> <p>(c) Up to 10 feet allowed beyond the maximum building height for rooftop mechanical screening. Rooftop features for outdoor living areas, such as sunshade and open trellises may project beyond the maximum building height up to 10 feet for a maximum coverage of 25% of the building's roof area.</p>		

**3. Development and Site Standards**

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

- b. **Minimum Requirement for Non-Residential Floor Area in Horizontal Mixed-Use Projects.** Parcels with frontage along Hacienda Boulevard, Valley Boulevard, Amar Road, or Azusa 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, and/or Azusa Avenue.

**4. Open Space Standards**

- a. For dwelling units within projects within the Mixed-Use Overlay, 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 X-X, 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.

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

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

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



- a. Pedestrian accessways, such as walkways, and vehicular accessways with pedestrian access, such as sidewalks, that provide access to public rights-of-way shall be provided for approximately every 2 acres of developable area. Parking areas, passenger drop-off areas, loading zones, and trash storage areas shall not count as pedestrian accessways.
  - b. Vehicular accessways shall be designed and constructed to the same structural, geometric, lighting, and drainage standards as dedicated local commercial streets, to the satisfaction of the City Engineer.
  - c. A publicly accessible open space, defined as a privately owned space that is open and accessible to the public, such as a plaza or park, shall be provided for approximately every 3 acres of developable area, subject to the following:
    - i. Publicly accessible open spaces shall have a minimum area of 400 square feet with a minimum dimension of 20 feet in each direction.
    - ii. Publicly accessible open spaces shall be open to the general public and available at a minimum from 8 A.M. to 8 P.M.
- 7. Off-Site Public Improvements.** All M-U overlay projects with at least 100 feet of frontage along Hacienda Boulevard, Valley Boulevard, Amar Road, and/or Azusa Avenue shall provide off-site improvements within the public right-of-way [requirements forthcoming].
- 8. Other Applicable Regulations.** The following standards apply to all projects within the M-U Overlay 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 within a mixed-use setting:
  - i. **Restriction on activities.** Commercial 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. Deliveries from heavy trucks at a commercial use within a mixed-use project site between 8:00 p.m. and 6:00 a.m. shall be expressly prohibited.
  - ii. **Noise and groundborne vibrations.** All uses within the M-U Overlay Zone shall operate so as not to exceed 60 dBA Leq during daytime hours and 50 dBA Leq during nighttime hours. Ground-borne vibration shall not exceed 65 VdB. Noise containing impulsive or tonal characteristics shall be subject to a 5 dBA reduction. Compliance may be required to be demonstrated through an acoustical study prepared by a qualified professional.
  - iii. **Lighting.** Outdoor lighting associated with commercial uses shall not adversely impact adjacent residential uses, but shall provide sufficient illumination for use, access, and security. Such lighting should not blink, flash, or oscillate.
  - iv. **Windows.** Residential building windows abutting or commercial uses should not directly face windows of these adjacent properties unless privacy tinting, architectural elements, structures, landscaping, or other features provide adequate screening and privacy protection.
  - v. **Security.** Residential units shall be designed to ensure the security of residents through the provision of secured entrances and exits that are separate from the non-residential uses on the same site. Residential units shall be directly accessible to parking areas. Non-residential and residential uses shall not have common entrance hallways or common balconies. These separations shall be shown on the development plan and the separations shall be permanently maintained.

## 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 X-X 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.

## 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 X-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 X-X. Minimum Off-Street Parking Requirements.**

Table X-X 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 X-X. Development Standards by Maximum Density.**

Table X-X 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 X-X Development Standards for <b>M-U Overlay Zone</b> of this Section
Minimum Setbacks (Front/Side/Rear)	See Table X-X Development Standards for <b>M-U Overlay Zone</b> of this Section
Minimum Lot Coverage	See Table X-X Development Standards for <b>M-U Overlay Zone</b> of this Section
Minimum Open Space	See Section E, Sub-section 3 (Open Space Standards) of this Section 12.X.25, M-U Overlay Zone.

## 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.



# Community Development Element

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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

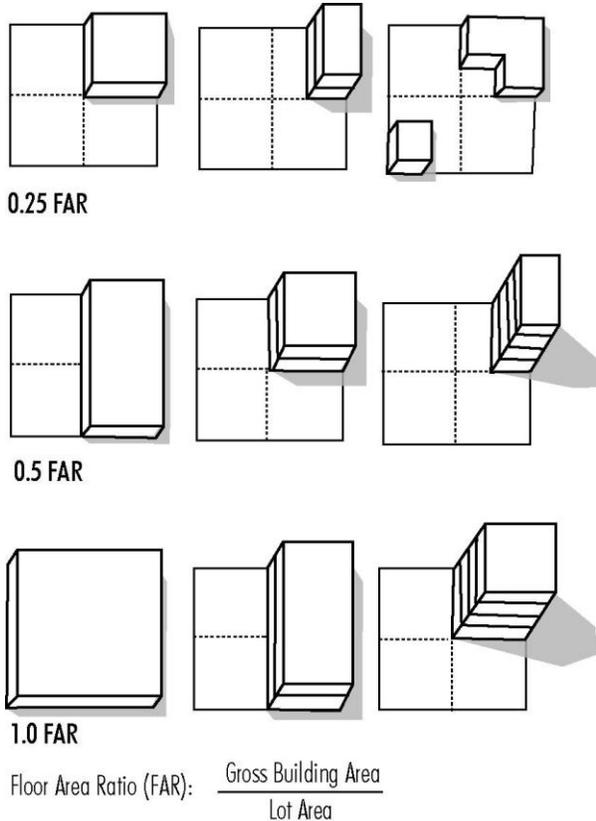
## Measuring Density and Intensity

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)



**Community Development Element**

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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
<b>Residential Categories</b>		
<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
<b>Commercial / Business Categories</b>		
<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
<b>Mixed Use Category</b>		
<i>MU</i> Mixed-Use	Per Downtown Business District Specific Plan	10 DU/Acre and 0.5:1 FAR
<b>Public/Institutional Category</b>		
<i>PI</i> Public/Institutional	0.4:1 FAR	0.3:1 FAR
<b>Open Space Categories</b>		
<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.

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**Low Density Residential**

**LDR**

*Maximum Density: 7 dwelling units per net acre*

*Population Density: approximately 30 persons per net acre*

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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.

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**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.



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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*

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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.



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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.

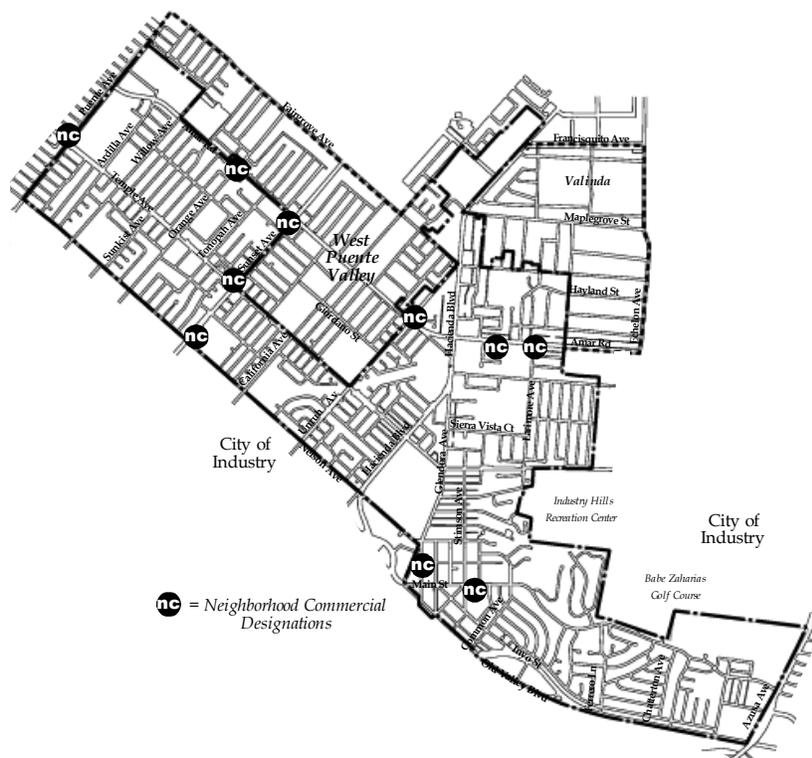
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### NC Neighborhood Commercial

*Maximum Intensity: 0.5:1 FAR*

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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.




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

**General Commercial**

*Maximum Intensity:*

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

**GC**

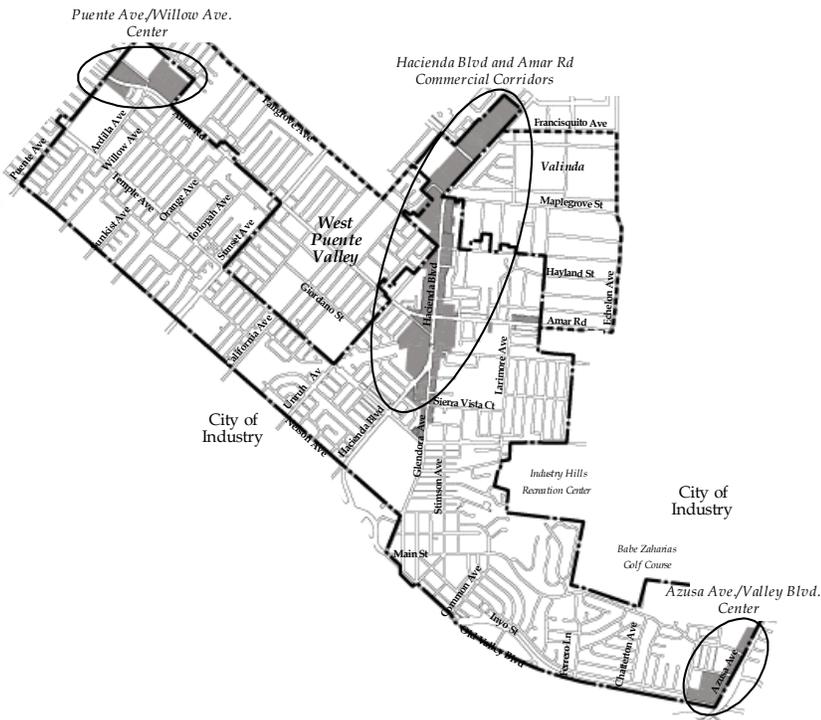
*Neighborhood Centers at North Puente/Amar and Valley/Azusa: 1.0:1 FAR*

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

*Maximum Density:*

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

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



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



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

Development intensities within this designation vary by location. Within the Hacienda/Glendora and Amar Road Corridors, maintaining moderate development intensities and enhancing economic viability are the main objectives. For commercial centers located near residential neighborhoods, such as at



Puente/Amar and Azusa/Valley, intensifying and revitalizing these older centers anchoring each end of the community are important goals. Maximum intensities at these locations are higher than intensities within the corridor commercial areas of the City.

### Residential and Mixed-Use Allowances

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

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

Mixed-use developments in GC areas are intended to:

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

**BE**

**Business/Employment**

*Maximum Intensity: 1.0:1 FAR*



Land uses within Business/Employment areas help the City achieve both fiscal and employment objectives. New businesses have the potential to create jobs for La Puente residents and augment the City's tax base. The City's location

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

adjacent to the City of Industry is a significant advantage for attracting new businesses.

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

**Mixed-Use Land Use Category**

**Mixed-Use**

**MU**

*Maximum Density:*

*As specified within the Downtown Business District Specific Plan*

*Maximum Intensity:*

*As specified within the Downtown Business District Specific Plan*

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



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

## Public/Institutional Category

One category accommodates public and semi-public facility uses.

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**PI**

**Public/Institutional**

*Maximum Intensity: 1.0:1 FAR*

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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.

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**OSPU** Public Open Space

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



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

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## OSPR Private Open Space

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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.



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

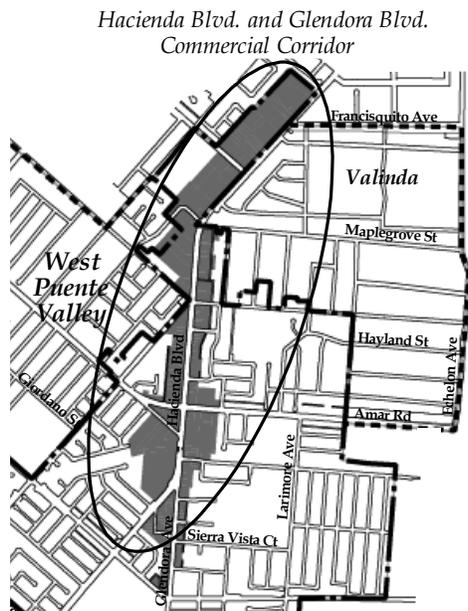
# Community Development Focus Areas

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 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.



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

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

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

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



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

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

## Redevelopment

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

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



improvements, reversing negative business trends, and maximizing the use of property.

Redevelopment also provides a built-in financing mechanism called *tax increment financing*. When an Agency adopts a redevelopment plan, the assessed property values within a Redevelopment Project Area become fixed. As property values within the project area rise over time, the Agency can use the additional tax revenues or even issue bonds guaranteed by future tax increment to make public improvements within the City that benefit businesses located within project areas. Redevelopment authority also allows an Agency to acquire properties, to consolidate neighboring parcels into larger lots more attractive to developers, and set aside a portion of increment revenues to encourage affordable housing within the City.

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

## Design Strategies

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

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

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



## Community Development Element

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

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## Design Strategies

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

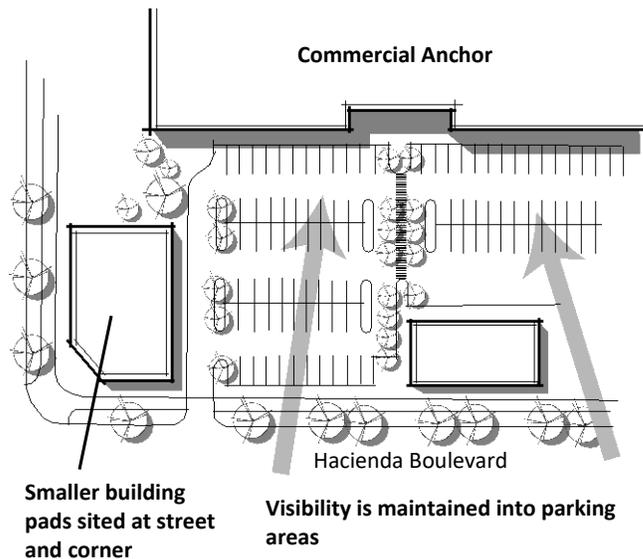
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- Identify the City at prominent entrances on Hacienda Boulevard. Distinctive public art pieces, signage, and/or graphics that express the history and character of the community are recommended at City gateways.
- Provide generous medians and parkways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



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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/Glendorra Corridor. La Puente's Zoning Ordinance reinforces these strategies through development requirements applicable within the Corridor.



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

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**GOAL**  
**1** An economically viable Hacienda Corridor that generates tax revenue, provides a variety of shopping and commercial activities, with opportunities for residential and mixed-use development if certain site criteria are met, and ensures the long-term fiscal health of La Puente.

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- Policy 1.1* Attract and retain a wide range of businesses along Hacienda Boulevard that offer goods and services to the local market.
- Policy 1.2* Encourage and facilitate the recycling of underutilized commercial properties along Hacienda Boulevard through redevelopment, lot mergers, and City financial assistance, as feasible.
- Policy 1.3* Vigorously enforce City codes, including building and safety, zoning and land use regulations, and property maintenance codes, to improve the visual appearance of Hacienda Corridor.
- Policy 1.4* Develop a streetscape enhancement plan for Hacienda Boulevard that includes street trees, landscaped medians, sidewalk improvements, signage regulations, and other features to encourage residents and visitors to stop and shop.
- Policy 1.5* Develop and implement a coordinated marketing strategy to define the Corridor’s image, identity, and market position to enhance opportunities for businesses, to attract chain stores, and to increase commercial activity.
- Policy 1.6* Explore the establishment of Redevelopment Project Areas within the Hacienda Corridor to ensure the Corridor remains competitive with nearby communities, provides desired businesses, and maximizes tax revenue.
- Policy 1.7* Establish development standards for commercial structures that incorporate definitive design guidelines, architectural styles, regulate signage, and require adequate parking and access.
- Policy 1.8* Monitor traffic conditions along Hacienda Boulevard, and complete intersection and roadway improvements to support economic activity within the Corridor.
- Policy 1.9* Redefine the role of the Glendora Corridor concurrent with economic enhancement activities along Hacienda Boulevard.



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

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## Downtown La Puente

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



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Main Street La Puente, 1930.

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



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Main Street La Puente, 2003.

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

## **Economic Development**

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

## **Mixed-Use Development**

The City encourages residential uses in Downtown to revitalize the area. The Downtown Business District Specific Plan provides for mixed-use districts within portions of Downtown. 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.

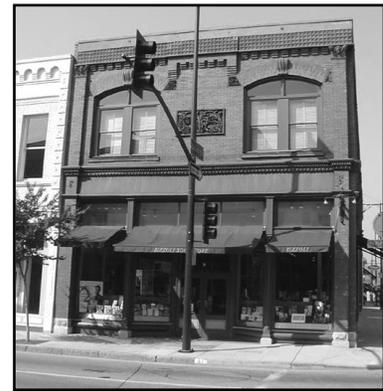
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## Design Strategies

### Downtown La Puente - "Historic Main Street"

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- Encourage façade improvements that reinforce classic American storefront architecture, such as decorative elements, new colors, appropriate sign features, awnings, detailed lighting elements, and use of decorative paving treatments that can add a fresh look to older commercial buildings. The architectural features should also reflect the history and heritage of the downtown La Puente area.
- Build a strong relationship between buildings and the street, especially along Main Street and First Street. Building configurations should maintain a continuous edge along the sidewalk and clearly define public space.
- Support a street-oriented development pattern, with buildings sited at or near the sidewalk edge. Mixed-use structures should be a component of "main street" commercial



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.



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



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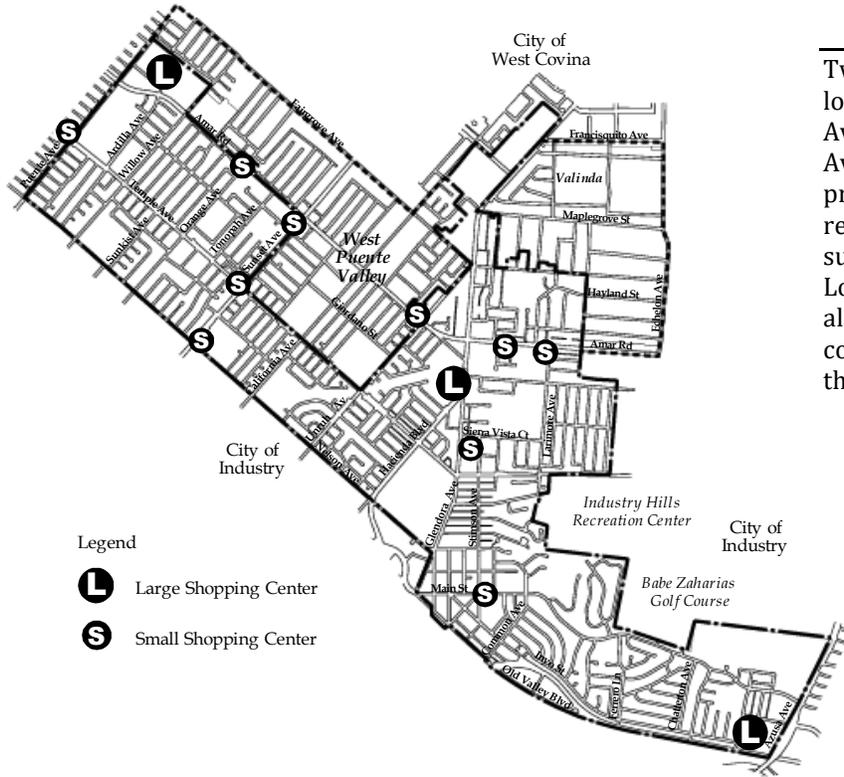
**GOAL**  
**2** **A Downtown Business District serving as the symbolic center of La Puente, and providing a vibrant mix of residential, commercial, and public land uses in an attractive, pedestrian-oriented setting.**

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- 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.

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**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.**

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*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.**

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## Business/Employment Corridor

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



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

## Economic Development

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

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

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

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

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## Residential Neighborhoods

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



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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.

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## Design Strategies

### Single-Family Residential Development - "Protecting Neighborhoods"

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- 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.

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## Design Strategies

### Multiple-Family Residential Development - "Creating Quality Homes"

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- Reduce the bulk of multi-family buildings using scale transitions near adjacent single-family dwellings. Articulate building facades to portray a domestic scale and give identity to individual dwelling units.
- Provide attractive, communal open space with functional amenities. The amount of open space should increase with the size of a multi-



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.



## Community Development Element

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

- 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



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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.

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**GOAL**  
**5**

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

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*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.

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## 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.



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**GOAL**

**6**

**Retain local businesses**

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- 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.

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**GOAL**

**7**

**Attract new businesses and expand existing businesses**

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- Policy 7.1* Provide marketing assistance for multi-tenant districts/shopping centers.
- Policy 7.2* Market the City to prospective businesses
- Policy 7.3* Provide incentives to developers and brokers to help bring in new businesses and jobs to La Puente.
- Policy 7.4* Prioritize economic development issues and activities.
- Policy 7.5* Support existing business and attract new businesses by upgrading right of way improvements (signs, landscaping, street furniture, etc.)
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# Zoning and Community Development

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

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

## Development Capacity

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

Table CD-2  
General Plan and Zoning Ordinance Consistency

	General Plan Land Use Category	Corresponding Zone Districts
<i>LDR</i>	Low Density Residential	R-1-5,000, R-1-7,200 PUD
<i>MDR</i>	Medium Density Residential	R-VL R-2 PUD
<i>MHDR</i>	Medium High Density Residential	R-3 PUD
<i>HDR</i>	High Density Residential	R-4 PUD
<i>NC</i>	Neighborhood Commercial	C-1 DBD



**Community Development Element**

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

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



# 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

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### **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

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### **Action CD-3: Adopt a Streetscape Enhancement Plan**

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

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

Related Policies: 1.4, 5.6

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### **Action CD-4: Enforce City Codes**

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

Related Policies: 1.3, 2.3, 3.2, 5.7

## **DEVELOPMENT CONDITIONS AND REQUIREMENTS**

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### **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**

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### **Action CD-6: Promote Rehabilitation Grants and Loans**

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

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

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

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

Related Policies: 5.5, 1.4

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### **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

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### **Action CD-9: Attract and Retain Businesses**

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

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

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

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

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

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

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

Identify State, federal and private funding opportunities.

Related Policies: 1.2, 4.1

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### **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

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### **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

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### **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

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### **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**

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### **Action CD-15: Monitor the Alameda Corridor East**

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

Related Policy: 4.2

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