

City of La Verne, City Council Agenda Report



**Approved on 10/21/2024
at the regular meeting of
the La Verne City Council.**

DATE: October 21, 2024
TO: Honorable Mayor and City Council
FROM: Eric Scherer, Community Development Director
SUBJECT: **EMERGENCY ORDINANCE FOR HOUSING ELEMENT, HOUSING PROGRAM NO. 25: PROVIDE ADEQUATE SITES FOR LOWER INCOME HOUSEHOLDS ON NON-VACANT AND VACANT SITES PREVIOUSLY IDENTIFIED.**

SUMMARY

Housing Element Program No. 25 from the City's 6th Cycle Housing Element required the City to implement a program to allow by-right development of non-vacant inventory sites that were also included in the City's 5th Cycle Housing Element. The program was to be implemented by October 2024, but provided that the City would implement the requirement immediately before the formal adoption of the Zoning Amendment. On October 8, 2024, the City Manager received correspondence from YIMBY Law inquiring about the status of the program. While staff and the City Attorney's office believe that the Housing Element remains compliant, in order to affirm the City's commitment to providing affordable housing and avoid a builder's remedy project from being filed which could lead to costly and needless litigation, an Urgency Ordinance has been prepared to immediately implement this program. There are 11 properties, all of which are in the Old Town La Verne Specific Plan area.

RECOMMENDATION

That the City Council adopt the Urgency Ordinance implementing the requirements of Housing Element Program Number 25, allowing by-right development on designated properties for projects that provide at least 20% affordable units, and directing staff to also process the Ordinance through the normal Ordinance process.

DISCUSSION

On November 21, 2022, the City Council approved the City's 6th Cycle Housing Element, which received a letter of compliance from the Department of Housing and Community Development on December 21, 2022. The City had sufficient site capacity analysis and was not required to change the zoning designation or increase the density on any parcels within the City to satisfy the Regional Housing Needs Allocation (RHNA). However, the Housing Element included Housing Program No. 25 which provides that the City will "rezone" to allow development by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households. This was to apply to sites that were non-vacant and identified in the previous (5th Cycle) Housing Element. By-right development means that such projects can proceed without discretionary approvals, such as Conditional Use Permits (CUP) or public hearings, removing potential delays in the approval process.

The schedule proposed to do this by October 2024, but the program specifically provided, "[i]n

the interim, the City will comply with State law pursuant to 65583.2(c).” There were eleven sites identified in the Housing Element that were also included in the 5th Cycle Element, all of which are in the Old Town La Verne Specific Plan area. (See Exhibits A and B to attached Urgency Ordinance.)

On October 8, 2024, the City Manager received correspondence from YIMBY Law asking about the status of the rezoning. After responding that the City had sufficient parcels available within the existing General Plan and Zoning, YIMBY Law responded that “[a]s long as the city is compliant with those programs and their timelines, then the city will be in compliance with its Housing Element.” This correspondence can be seen as a strategy allowing YIMBY Law, or some other group, to file a builder’s remedy project and seek to have the City’s Housing Element certification revoked. If a builder’s remedy project were to be filed before January 1, 2025, there is no limit on the amount of density that could be proposed. Even after January 1, 2025, when new laws take effect, the allowed density is beyond what is provided for by the zoning.

While City staff and the City Attorney’s office strongly believe that the City remains compliant in its Housing Element, the filing of a builder’s remedy project could lead to expensive and needless litigation. Therefore, in order to protect the City from this risk and uncertainty, staff has prepared the attached Urgency Ordinance which will immediately implement Housing Program No. 25 to allow by-right development on the 11 identified parcels.

The Ordinance also directs staff to process the Ordinance through the normal hearing process, i.e., publicly noticed hearings before both the Planning Commission and City Council. It is expected that this will occur in November/December when staff brings forth the other Ordinances that are required to be implemented under the Housing Element.

Because this is an urgency ordinance, it requires a four-fifths vote of the City Council.

FISCAL ANALYSIS

Not applicable.

ENVIRONMENTAL ANALYSIS

The amendment is exempt from the California Environmental Quality Act (CEQA) because it is not a “project” pursuant CEQA Guidelines Section 15378(b)(5) because the proposed change to the Zoning Ordinance is an organizational or administrative activity that will not result in direct or indirect physical changes in the environment in that the Ordinance will not impact the type or intensity of use already allowed on the properties, but rather simply recognizes that there is no discretionary permit or review required. Furthermore, even if the amendment was considered to be a project, it would be exempt from environmental review pursuant to the “common sense exemption” per CEQA Guidelines Section 15061(b)(3) as the City has already implemented this requirement through the adoption of the 6th Cycle Housing Element.

LEGAL REVIEW

The City Attorney has reviewed and approved this report and the Urgency Ordinance.

ATTACHMENTS

1. URGENCY ORDINANCE
2. Exhibit A - Map
3. Exhibit B - HE Chart

Report Prepared By:
Candice Bowcock, Principal Planner

URGENCY ORDINANCE 24-1129

1 **AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA**
2 **VERNE, CALIFORNIA AMENDING THE LA VERNE MUNICIPAL CODE TO**
3 **ADD A NEW CHAPTER 18.66 RELATING TO MINISTERIAL APPROVAL**
4 **FOR DESIGNATED HOUSING ELEMENT SITES AND DECLARING THE**
5 **ORDINANCE TO BE AN EMERGENCY MEASURE TO TAKE EFFECT**
6 **IMMEDIATELY UPON ADOPTION**

7 **WHEREAS**, on November 21, 2022 the City Council of the City of La Verne approved its
8 6th Cycle Housing Element; and

9 **WHEREAS**, the Housing Element provided sufficient sites to meet the City's Regional
10 Housing Needs Assessment (RHNA) without the need to rezone or upzone any sites; and

11 **WHEREAS**, on December 21, 2022 the Department of Housing and Community
12 Development issued a letter finding that the City's Housing Element is in full compliance with the
13 State Housing Element Law; and

14 **WHEREAS**, the Housing Element included a program that provided that nonvacant sites
15 that were identified in the 5th cycle housing element would be rezoned to allow development by
16 right in accordance with Government Code section 66583.2 by October 2024; and

17 **WHEREAS**, the City has already put that program into effect by the terms of the program
18 itself which provides that "[i]n the interim, the City will comply with State law pursuant to
19 65583.2(c); and

20 **WHEREAS**, on October 8, 2024, the City received correspondence from YIMBY Law,
21 indicating that City had to accomplish by "rezoning" by October 2024 or it would not be in
22 compliance with its Housing Element; and

23 **WHEREAS**, the YIMBY Law correspondence can be seen as a "strategy" that it will file a
24 builder's remedy project and seek to have the City's Housing Element certification revoked; and

25 **WHEREAS**, a builder's remedy project that is filed prior to January 1, 2025 does not have
26 any limits on the density that could be proposed; and

27 **WHEREAS**, despite the fact that the City is already in compliance with the Housing
28 Element law as it has already agreed to comply with the State law and believes such a position
29 to be without merit, the City wishes to affirm its commitment to providing affordable housing and
30 does not wish to risk having a "builder's remedy" project filed which will lead to expensive and
31 needless litigation; and

32 **WHEREAS**, there is not sufficient time to process this Ordinance through the normal
33 procedure in order to avoid the possibility of a "builder's remedy" project being filed, even
34 though the Department of Housing and Community Development has declared the City in

WHEREAS, adoption of this Ordinance is consistent with the City's General Plan, in particular the 6th Cycle Housing Element, and the City's Zoning Code, including the provisions of the Old Town La Verne Specific Plan; and

WHEREAS, based upon all matters presented to it in connection with its consideration of this ordinance, the City Council finds and declares that the legislative findings and declarations made herein are true, correct, and binding, and that all legal prerequisites to the adoption of this ordinance have been duly performed.

SECTION 1. The Whereas clauses listed above are incorporated herein as findings of fact.

H-E-O Housing Element Sites Overlay zone

Chapter 18.66

H-E-O Housing Element Sites Overlay Zone

A. Purpose and Intent. The purpose of the Housing Element Sites Overlay zone (HEO) is to establish the maximum density requirements and ministerial review rights for certain properties that are designated for lower income housing pursuant to California Housing Law as part of the City's 6th Cycle Housing Element, consistent with Government Code Section 65583.2.

Any residential development project, including a mixed-use development project, on a site designated as HEO shall be considered a permitted use and approved if it meets the following requirements:

Page 2

such other period as required by an applicable provision of law.

2. The Community Development Director has reviewed the plans to ensure that it complies with all applicable objective provisions of the zoning ordinance, municipal code, general plan, and any applicable specific plans or city regulations/standards. No other findings shall be required.

3. Nothing herein exempts a project requesting any type of map from going through the procedures required under the state Subdivision Map Act and Title 16 of this Code as provided for in Government Code section 65583.2(i).

SECTION 4. Zoning Map Amendment.

The City Council hereby adopts the revisions to the La Verne Zoning Map, attached hereto as Exhibit A, to place the HEO zone over those properties listed on Exhibit B.

SECTION 5. CEQA. The amendment is exempt from the California Environmental Quality Act (CEQA) because it is not a "project" pursuant CEQA Guidelines Section 15378(b)(5) because the proposed change to the Zoning Ordinance is an organizational or administrative activity that will not result in direct or indirect physical changes in the environment in that the Ordinance will not impact the type or intensity of use already allowed on the properties, but rather simply recognizes that there is no discretionary permit or review required. Furthermore, even if the amendment was considered to be a project, it would be exempt from environmental review pursuant to the "common sense exemption" per CEQA Guidelines Section 15061(b)(3) as the City has already implemented this requirement through the adoption of the 6th Cycle Housing Element which contained the program referred to in the Recitals above. Staff is directed to file a Notice of Exemption.

SECTION 6. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional.

SECTION 7. Emergency Declaration/Effective Date. The City Council declares this Ordinance to be an emergency measure, to take effect immediately upon adoption pursuant to California Government Code sections 36934 and 36937(b). The facts constituting the emergency are as set forth above in the recitals of this ordinance and as follows: A claim has been asserted that the City is required to rezone parcels previously designated by the City as being developable as of right pursuant to California Government Code section 65583.2(c). While the City believes that it is in full compliance with California Housing Element Law and has had its Housing Element certified as in compliance with that law, an emergency measure is necessary to ensure that the lawfully adopted and approved Housing Element of the City is not challenged, disrupting the City's zoning laws and its plan for orderly development in the City, and to reduce the threat and risk of litigation.

SECTION 8. Staff is directed further to process this Ordinance through the normal hearing process.

SECTION 9. The City Clerk shall certify to the adoption of this Ordinance.

PASSED, APPROVED and ADOPTED this 21st day of October, 2024.



Mayor Tim Hepburn

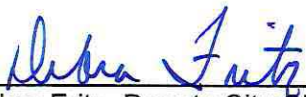


Debra Fritz, Deputy City Clerk

CERTIFICATION

I hereby certify that the foregoing **Urgency Ordinance 24-1129** was duly adopted by the City Council of the City of La Verne as an urgency ordinance at a meeting thereof held on the **21st day of October, 2024**, by the following vote:

AYES:	Kashifalghita, Crosby, Lau, Johnson, and Hepburn.
NOES:	None.
ABSTAIN:	None.
ABSENT:	None.



Debra Fritz, Deputy City Clerk

HOUSING ELEMENT SITES INVENTORY



Exhibit B

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

Jurisdiction Name	Site Address/Location	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Two Planning Cycles)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
LA VERNE	2025 BONITA AVE LA VERNE	91750	0377-002-033		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.177493	Office Building	YES - Current	NO - Privately-Owned	Available					2	1	3	Old Town Mixed Use	
LA VERNE	2025 BONITA AVE LA VERNE	91750	0377-002-033		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.177493	Parking Lot (Comm)	YES - Current	NO - Privately-Owned	Available					1	2	3	Old Town Mixed Use	
LA VERNE	2025 BONITA AVE LA VERNE	91750	0377-002-033		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.380095	Auto, Recreation E	YES - Current	NO - Privately-Owned	Available					3	0	3	Old Town Mixed Use	
LA VERNE	2061 BONITA AVE LA VERNE	91750	0377-002-019		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.080722	Parking Lot (Comm)	YES - Current	NO - Privately-Owned	Available					0	2	2	Old Town Mixed Use	
LA VERNE		91750	0377-011-006		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.080722	Commercial	YES - City-Owned	NO - Privately-Owned	Available					0	2	2	Old Town Mixed Use	
LA VERNE	2079 BONITA AVE LA VERNE	91750	0377-002-023		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.320572	Stone	YES - City-Owned	NO - Privately-Owned	Available					0	2	2	Old Town Mixed Use	
LA VERNE	2040 BONITA AVE LA VERNE	91750	0377-011-023		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.0518973	Professional Bldg	YES - Current	NO - Privately-Owned	Available					0	3	3	Old Town Mixed Use	
LA VERNE		91750	0377-015-020		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.0806443	Commercial	YES - Current	NO - Privately-Owned	Available					1	2	3	Old Town Mixed Use	
LA VERNE		91750	0377-002-020		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.0802443	Parking Lot (Comm)	YES - Current	NO - Privately-Owned	Available					1	0	1	Old Town Mixed Use	
LA VERNE		91750	0377-002-021		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.0802133	Parking Lot (Comm)	YES - Current	NO - Privately-Owned	Available					1	0	1	Old Town Mixed Use	
LA VERNE		91750	0377-015-028		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.0798865	Commercial	YES - Current	NO - Privately-Owned	Available					1	0	1	Old Town Mixed Use	
LA VERNE	2109 N WHITE AVE LA VERNE	91750	0377-019-028		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.241517	Single Family Res	YES - Current	NO - Privately-Owned	Available					4	5	9	Medium Density Residential	
LA VERNE	2005 BONITA AVE LA VERNE	91750	0377-002-038		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.0806326	Parking Lot (Comm)	YES - Current	NO - Privately-Owned	Available					1	0	1	Old Town Mixed Use	
LA VERNE	2079 BONITA AVE LA VERNE	91750	0377-002-033		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.321148	Professional Bldg	YES - Current	NO - Privately-Owned	Available					1	0	1	Old Town Mixed Use	
LA VERNE	2216 D ST LA VERNE CA 917	91750	0377-015-034		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.149150	Commercial	YES - Current	NO - Privately-Owned	Available					1	2	3	Old Town Mixed Use	
LA VERNE	2315 1ST ST LA VERNE CA 91	91750	0377-020-016		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.160446	Single Family Res	YES - Current	NO - Privately-Owned	Available					3	3	6	Medium Density Residential	
LA VERNE	2315 1ST ST LA VERNE CA 91	91750	0377-020-016		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.211078	Single Family Res	YES - Current	NO - Privately-Owned	Available					3	3	6	Medium Density Residential	
LA VERNE	2235 1ST ST LA VERNE CA 91	91750	0377-021-016		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.160669	Double, Duplex, or	YES - Current	NO - Privately-Owned	Available					2	1	3	Old Town Mixed Use	
LA VERNE		91750	0377-021-021		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.042120	Commercial	YES - City-Owned	NO - Privately-Owned	Available					2	1	3	Old Town Mixed Use	
LA VERNE		91750	0377-011-303		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.396112	Government Bldg	YES - City-Owned	NO - Privately-Owned	Available					4	3	7	Old Town Mixed Use	
LA VERNE		91750	0377-019-021		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.0798169	Industrial	YES - Current	NO - Privately-Owned	Available					2	3	5	Medium Density Residential	
LA VERNE		91750	0377-019-025		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.0798466	Industrial	YES - Current	NO - Privately-Owned	Available					2	1	3	Medium Density Residential	
LA VERNE	2100 E ST LA VERNE CA 917	91750	0377-022-020		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.297025	Parking Lot (Comm)	YES - Current	NO - Privately-Owned	Available					3	2	5	Old Town Mixed Use	
LA VERNE	2285 1ST ST LA VERNE CA 91	91750	0377-021-019		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.0798424	Single Family Res	YES - Current	NO - Privately-Owned	Available					2	2	4	Medium Density Residential	
LA VERNE	2460 1ST ST LA VERNE CA 91	91750	0377-027-019		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.114669	Industrial	YES - Current	NO - Privately-Owned	Available					2	2	4	Medium Density Residential	
LA VERNE	2171 9RD ST LA VERNE CA 91	91750	0377-010-031		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.417722	Auto, Recreation E	YES - Current	NO - Privately-Owned	Available					3	4	7	Old Town Mixed Use	
LA VERNE		91750	0377-015-080		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.149252	Commercial	YES - Current	NO - Privately-Owned	Available					1	2	3	Old Town Mixed Use	
LA VERNE	2235 1ST ST LA VERNE CA 91	91750	0377-020-015		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.160574	Light Manufactur	YES - Current	NO - Privately-Owned	Available					3	3	6	Medium Density Residential	
LA VERNE	2005 N WHITE AVE LA VERNE	91750	0377-027-030		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.202559	Stone	YES - Current	NO - Privately-Owned	Available					4	3	7	Medium Density Residential	
LA VERNE	2411 1ST ST LA VERNE CA 91	91750	0377-027-016		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.140681	Light Manufactur	YES - Current	NO - Privately-Owned	Available					3	1	4	Medium Density Residential	
LA VERNE	2407 1ST ST LA VERNE CA 91	91750	0377-019-033		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.0808311	Parking Lot (Comm)	YES - Current	NO - Privately-Owned	Available					3	1	4	Medium Density Residential	
LA VERNE	2118 2ND ST LA VERNE CA 91	91750	0377-022-010		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.160517	Office Building	YES - Current	NO - Privately-Owned	Available					2	1	3	Old Town Mixed Use	
LA VERNE	2005 BONITA AVE LA VERNE	91750	0377-015-023		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.0806326	Office Building	YES - Current	NO - Privately-Owned	Available					2	1	3	Old Town Mixed Use	
LA VERNE	2115 E ST LA VERNE CA 917	91750	0377-015-027		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.223707	Office Building	YES - Current	NO - Privately-Owned	Available					2	2	4	Old Town Mixed Use	
LA VERNE	2400 1ST ST LA VERNE CA 91	91750	0377-019-015		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.160488	Light Manufactur	YES - Current	NO - Privately-Owned	Available					3	3	6	Medium Density Residential	
LA VERNE	2425 1ST ST LA VERNE CA 91	91750	0377-019-017		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.160478	Light Manufactur	YES - Current	NO - Privately-Owned	Available					3	3	6	Medium Density Residential	
LA VERNE	2154 2ND ST LA VERNE CA 91	91750	0377-022-005		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.160576	Single Family Res	YES - Current	NO - Privately-Owned	Available					2	1	3	Old Town Mixed Use	
LA VERNE	2316 1ST ST LA VERNE CA 91	91750	0377-027-031		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.066413	Warehousing, Dist	YES - Current	NO - Privately-Owned	Available		Used in Prior Housing Element - Non-Vacant	24	1	3	24	Medium Density Residential		
LA VERNE	2460 1ST ST LA VERNE CA 91	91750	0377-019-019		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.160488	Double, Duplex, or	YES - Current	NO - Privately-Owned	Available					3	3	6	Medium Density Residential	
LA VERNE	2146 2ND ST LA VERNE CA 91	91750	0377-022-007		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.0806325	Commercial	YES - Current	NO - Privately-Owned	Available					0	3	3	Old Town Mixed Use	
LA VERNE	1945 N WHITE AVE LA VERNE	91750	0377-028-005		Specific Plan Mixed Use	Old Town La Verne Specific Plan	73.5	0.246239	Heavy Manufactur	YES - Current	NO - Privately-Owned	Available		Used in Prior Housing Element - Non-Vacant	119			119	Mixed Use 1		
LA VERNE	2227 E ST LA VERNE CA 917	91750	0377-015-036		Specific Plan Mixed Use	Old Town La Verne Specific Plan	73.5	0.071503	Office Building	YES - Current	NO - Privately-Owned	Available					52		52	Old Town Mixed Use	
LA VERNE	2410 1ST ST LA VERNE CA 917	91750	0377-027-029		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.321963	Light Manufactur	YES - Current	NO - Privately-Owned	Available					6	7	13	Medium Density Residential	
LA VERNE	2124 D ST LA VERNE CA 917	91750	0377-027-025		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.149029	Commercial	YES - Current	NO - Privately-Owned	Available					2	2	4	Old Town Mixed Use	
LA VERNE		91750	0377-027-020		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.080578	Industrial	YES - Current	NO - Privately-Owned	Available					2	2	4	Medium Density Residential	
LA VERNE		91750	0377-027-027		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.0576199	Industrial	YES - Current	NO - Privately-Owned	Available					1	3	4	Medium Density Residential	
LA VERNE		91750	0377-028-006		Specific Plan Mixed Use	Old Town La Verne Specific Plan	73.5	0.010617	Commercial	YES - Current	NO - Privately-Owned	Available		Used in Prior Housing Element - Non-Vacant	33			33	Mixed Use 1		
LA VERNE		91750	0377-019-018		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.160882	Light Manufactur	YES - Current	NO - Privately-Owned	Available					3	3	6	Medium Density Residential	
LA VERNE	2411 1ST ST LA VERNE CA 91	91750	0377-019-020		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.160889	Single Family Res	YES - Current	NO - Privately-Owned	Available					3	3	6	Medium Density Residential	
LA VERNE		91750	0377-022-006		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.0797973	Commercial	YES - Current	NO - Privately-Owned	Available					1	0	1	Old Town Mixed Use	
LA VERNE		91750	0377-022-008		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.080546	Commercial	YES - Current	NO - Privately-Owned	Available					1	0	1	Old Town Mixed Use	
LA VERNE		91750	0377-022-009		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.0798351	Commercial	YES - Current	NO - Privately-Owned	Available					1	0	1	Old Town Mixed Use	
LA VERNE	1945 N WHITE AVE LA VERNE	91750	0377-028-007		Specific Plan Mixed Use	Old Town La Verne Specific Plan	73.5	0.2280	Heavy Manufactur	YES - Current	NO - Privately-Owned	Available		Used in Prior Housing Element - Non-Vacant	155			155	Mixed Use 1		
LA VERNE		91750	0377-022-017		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.0798867	Industrial	YES - Current	NO - Privately-Owned	Available					1	0	1	Old Town Mixed Use	
LA VERNE		91750	0377-022-018		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.160946	Industrial	YES - Current	NO - Privately-Owned	Available					1	2	3	Old Town Mixed Use	
LA VERNE		91750	0377-027-021		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.0584181	Industrial	YES - Current	NO - Privately-Owned	Available					1	2	3	Medium Density Residential	
LA VERNE		91750	0377-027-025		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.0683118	Industrial	YES - Current	NO - Privately-Owned	Available					1	3	4	Medium Density Residential	
LA VERNE	1912 E ST LA VERNE CA 917	91750	0378-014-006		Specific Plan Mixed Use	Old Town La Verne Specific Plan	73.5	0.166129	Stone	YES - Current	NO - Privately-Owned	Available					3	3	6	Mixed Use 1	
LA VERNE	2135 1ST ST LA VERNE CA 91	91750	0377-022-016		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.160358	Light Manufactur	YES - Current	NO - Privately-Owned	Available					1	2	3	Old Town Mixed Use	
LA VERNE		91750	0377-027-026		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.0576151	Industrial	YES - Current	NO - Privately-Owned	Available					1	3	4	Medium Density Residential	
LA VERNE		91750	0377-027-028		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.0581688	Commercial	YES - Current	NO - Privately-Owned	Available					1	3	4	Medium Density Residential	
LA VERNE		91750	0378-014-005		Specific Plan Mixed Use	Old Town La Verne Specific Plan	73.5	0.133434	Industrial	YES - Current	NO - Privately-Owned	Available					3	2	5	Mixed Use 1	
LA VERNE	2282 ARROW HWY LA VERNE	91750	0378-034-000		Specific Plan Mixed Use	Old Town La Verne Specific Plan	73.5	0.213877	Industrial	YES - Current	NO - Privately-Owned	Available					4	4	8	Mixed Use 1	
LA VERNE		91750	0378-014-012		Specific Plan Mixed Use	Old Town La Verne Specific Plan	73.5	0.450281	Light Manufactur	YES - Current	NO - Privately-Owned	Available					9	9	18	Mixed Use 1	
LA VERNE	2157 2ND ST LA VERNE CA 91	91750	0377-015-021		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.1606033	Single Family Res	YES - Current	NO - Privately-Owned	Available					2	3	5	Old Town Mixed Use	
LA VERNE		91750	0377-027-012		Specific Plan Mixed Use	Old Town La Verne Specific Plan	36.75	0.119622	Single Family Res	YES - Current	NO - Privately-Owned	Available					1	1	2	Old Town Mixed Use	
LA VERNE		91750	0377-027-013		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.0579629	Industrial	YES - Current	NO - Privately-Owned	Available					1	1	2	Medium Density Residential	
LA VERNE		91750	0377-027-024		Specific Plan Mixed Use	Old Town La Verne Specific Plan	49	0.0582929	Industrial	YES - Current	NO - Privately-Owned	Available					1	1	2	Medium Density Residential	
LA VERNE		91750	0378-014-007		Specific Plan Mixed Use	Old Town La Verne Specific Plan	73.5	0.0153868	Commercial	YES - Current	NO - Privately-Owned	Available					3	3	6		