

REGULAR MEETING OF THE CITY OF LA VERNE PLANNING COMMISSION AGENDA

Jeremy Conrad, Chairperson
Erin Duffy, Vice-Chairperson
Marlene Carney, Commissioner
Keny Chang, Commissioner
Matthew Ramos, Commissioner



City Hall Council Chambers
3660 D Street
La Verne, CA 91750
(909) 596-8706
www.laverneca.gov

Wednesday, April 8, 2026 - 6:30 p.m.
City Hall Council Chambers
3660 "D" Street, La Verne, CA 91750

Attendance and participation at the City of La Verne Planning Commission meetings are welcomed and appreciated. Community engagement provides the Planning Commission with valuable information. Regular Meetings are held on the 2nd Wednesday of every month. In compliance with the American Disabilities Act, any person with a disability who requires a modification or accommodation in order to participate in a meeting should contact the City Clerk's Office at (909) 596-8726 at least 48 hours prior to the meeting.

The Council Chambers will be open to the public at 6:00 p.m. Materials related to an item on this agenda, submitted to the Planning Commission after distribution of the agenda packet, are available for public inspection at the meeting or in the Community Development Department during normal business hours.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES – March 11, 2026

PUBLIC COMMENT

This is the time set aside for anyone wishing to address the Planning Commission on items not listed in any other place on this agenda.

California Law does not allow the Planning Commission to take action in response to your statements at this meeting. Your concerns may be referred to staff or set for hearing at a later date.

PUBLIC HEARINGS

- CASE NO.:** 18-26CUP
RESOLUTION NO.: 1355
APPLICANT: SONBOLEH SHAERI
PROPOSAL: A CONDITIONAL USE PERMIT (CUP) TO OPERATE SOSHA YOGA, A YOGA WELLNESS STUDIO LOCATED AT 2332 D STREET, UNIT D LOCATED IN THE OLD TOWN LA VERNE SPECIFIC PLAN ZONE WHICH REQUIRES A CUP FOR THE OPERATION OF PRIVATELY OWNED RECREATIONAL FACILITIES.

ENVIRONMENTAL

DETERMINATION: Categorically exempt from the California Environmental Quality Act per CEQA Guidelines 15301 (Class 1) and categorically exempt under CEQA Guidelines section 15061(b) (3) which is the commonsense exemption.

STAFF: Kaitlyn Cavan, Planning Intern

PRESENTATIONS AND OTHER MATTERS

- PRESENTATION:** ANNUAL HOUSING REPORT – FOR PLANNING COMMISSION’S INFORMATION, IN COMPLIANCE WITH GOVERNMENT CODE SECTION 65400, STAFF WILL PRESENT THE ANNUAL HOUSING REPORT WHICH HAS TO BE SUBMITTED TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD).

STAFF: Parker Stringfellow, Associate Planner

PLANNING COMMISSIONERS COMMENTS

DIRECTOR COMMENTS

ADJOURNMENT

The next meeting of the Planning Commission is scheduled to be held May 13, 2026 at 6:30 p.m. in the Council Chambers, 3660 "D" Street, La Verne, CA 91750.

Proof of Posting

I declare under penalty of perjury that I am employed by the City of La Verne in the Community Development Department; and that I posted this agenda in the City Hall Council Chambers and the City's website on April 1, 2026.

4/1/26

Date



Signature



CITY OF LA VERNE

MINUTES OF THE REGULAR MEETING OF THE LA VERNE PLANNING COMMISSION TUESDAY, MARCH 11, 2026

ACTION MINUTES

REGULAR MEETING – 6:30 p.m. – *Chairperson Conrad called the meeting to order at 6:30 p.m.*

PLEDGE OF ALLEGIANCE – *Led by Commissioner Chang*

ROLL CALL Chairperson Jeremy Conrad, Vice-Chair Erin Duffy, Commissioner Marlene Carney, Commissioner Keny Chang and Commissioner Matt Ramos

Commissioners present: Carney, Conrad, Chang, and Duffy

Absent: Ramos

Advisory Staff Present: Community Development Director Eric Scherer, Associate Planner Parker Stringfellow, Assistant Planner Valerie Chin, Assistant City Attorney Lisa Kranitz, and Administrative Secretary Natalie Hiatt.

MINUTES – **February 24, 2026** – *It was moved by Commissioner Chang and seconded by Commissioner Carney to approve the minutes of February 24, 2026. Motion carried by a 3-0 vote (Vice-Chair Duffy abstained).*

PUBLIC COMMENT – *None*

PUBLIC HEARINGS

Project: Case No. 13-26ZA – Updating the La Verne Municipal Code relating to the definition of emergency shelter and two-unit (SB 9) housing projects and updating the subdivision provisions relating to urban lot splits.

RECOMMENDATION:

Staff recommends the Planning Commission recommend approval of the draft ordinance to the City Council by adopting Resolution No. 1353, updating the definition of emergency shelter and zoning amendments related to two-unit and urban lot split development projects and making a determination that the ordinance is exempt from CEQA pursuant to Government Code Sections 65852.21 and 66411.7 and CEQA Guidelines Section 15061(b)(3).

Presentation: The presentation was made by Associate Planner Parker Stringfellow.

Public Comment: None.

Commissioner Comments: Commissioner Carney asked what would happen if changes weren't made.

Ms. Kranitz stated that state law would overrule any inconsistencies in the City ordinance.

Commissioner Chang asked for clarification regarding lot splits on historical properties.

Mr. Scherer stated that there are very few historical landmarks in the City. Those properties can only apply the lot split if the structure is not modified or demolished. It was moved by Vice-chair Duffy and seconded by Commissioner Chang to approve Resolution 1353 and recommend approval of the draft ordinance to the City Council. Motion carried by a 4-0 vote.

Project: Case No. 14-26ZA – Draft ordinance update on Title 18 of the La Verne Municipal Code relating to Accessory Dwelling Units (ADUs) including updates to application timelines, appeals, and modified standards for Junior Accessory Dwelling Units.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of the draft ordinance to the City Council by adopting Resolution No. 1354, modifying and updating Title 18 of the La Verne Municipal Code relating to Accessory Dwelling Units and making a determination that the ordinance is exempt from CEQA pursuant to Public Resources Code Section 21080.17.

Presentation: The presentation was made by Assistant Planner Valerie Chin.

Public Comment: None.

Commissioner Comments: Vice-Chair Duffy asked for clarification regarding JADU and ADU § 18.122.045.

It was moved by Commissioner Chang and seconded by Chairperson Conrad to recommend approval of the draft ordinance to the City Council by adopting Resolution No. 1354. Motion carried by a 4-0 vote.

OTHER MATTERS

2026 La Verne Community Design Awards – Presentation by Assistant City Planner Valerie Chin

SB 79 Update – Presentation by Community Development Director Eric Scherer

PLANNING COMMISSIONER COMMENTS

Commissioner Carney expressed her appreciation for the reports. She also stated that the Design Awards are a great motivator for other businesses.

Commissioner Chang thanked staff for their presentations as he found them very helpful.

DIRECTOR COMMENTS – *None.*

ADJOURNMENT – *The meeting was adjourned at 7:39 p.m.*

Respectfully submitted,

Natalie Hiatt, Secretary

City of La Verne, Planning Commission Agenda Report



DATE: April 8, 2026
TO: Planning Commission
FROM: Kaitlyn Cavan, Planning Intern
SUBJECT: Case No. 18-26CUP – Conditional Use Permit to Operate Yoga Wellness Studio Located at 2332 D Street, Unit D.

SUMMARY

Sonia Shaeri has applied for a Conditional Use Permit to operate a yoga wellness studio located at 2332 D Street, Unit D. The proposed business is located within the Historic Core Retail district of the Old Town La Verne Specific Plan zone which requires a Conditional Use Permit for the operation of privately owned recreational facilities including fitness clubs, gymnasiums, and other similarly related uses.

RECOMMENDATION

Staff recommends that the Planning Commission approve Case No. 18-26CUP, adopt Resolution No. 1355 (Attachment 1), and affirm a categorical exemption from the California Environmental Quality Act based on this staff report and the findings and conditions of approval.

Staff will update the Planning Commission with the Development Review Committee's recommendation at the time of the meeting.

DISCUSSION

On February 25, 2026, Sonia Shaeri submitted an application for a Conditional Use Permit for Sosha Yoga, a yoga and wellness studio. The proposed studio will be located at 2332 D Street, Unit D, in the unit above KBJ Real Estate. The proposed yoga studio would be located within Historic Core Retail District of the Old Town La Verne Specific Plan ("OTLVSP") zone, which classifies fitness studio related uses as a conditional use, therefore a Conditional Use Permit is required for approval. The space is currently vacant but was most recently occupied by Luna Healing Wellness Studio from December 2022 to September 2024. Luna Healing, at this location, did not include a yoga component in their allowed uses, therefore, a Conditional Use Permit is required for Sosha Yoga.

Ms. Shaeri is an advanced-level yoga educator who has been teaching professionally since 2004. Her goal is to transition from an employee at third-party studios to an independent operator in La Verne where she lives.

PROPOSED OPERATION

Sosha Yoga will operate on scheduled class times, where the duration of classes are approximately 75 minutes each. Foot traffic to and from the unit will be limited to class start and end times and the space will not be occupied continuously throughout the day. Lightweight props such as mats, blocks, straps, blankets, and chairs will be used as part of the instruction of classes. There will be no heavy equipment, machinery, amplified music, food or beverage service, or retail activity included in the operation of the studio. Group classes will consist of anywhere from eight to fifteen participants and will be scheduled during off-peak hours one to two times per day, averaging about 10-12 per week. Semi-private therapeutic classes will have four to six participants and will be scheduled thrice weekly. One-on-one sessions will take place six to eight times per week. Workshops will be capped based on the format and occupancy limits. The proposed hours of operation are Monday/Wednesday 10:00AM to 6:00PM, Tuesday/Thursday 11:00AM to 7:00PM, Friday 8:00AM to 6:00PM, Saturday 9:00AM to 2:00PM, and Sunday 9:00AM to 1:00PM.

The unit is 916 square feet in size, which includes a small office and bathroom space (Attachment 3). No major improvements are planned for the space. Minor aesthetic and functional improvements will include adding shelving for student belongings, books, and decorations; installing supplemental lighting if needed and a fan for comfort; and ensuring the staircase is well-lit for safety reasons.

PARKING

The implemented OTLVSP employs a number of strategies to manage parking, including “park once,” shared parking, on-street parking, in-lieu parking fees, and alternative modes of transportation to help reduce parking demands. These strategies work to preserve as much valuable land as possible for business and activities as opposed to parking lots.

The proposed use would fall under the retail parking ratio as classified in the OTLVSP which requires 2 parking spaces per 1,000 square feet and is also within one-half mile of mass transit. Therefore, staff finds that the proposed operation of Sosha Yoga will not overinflate parking demands.

COMPATIBILITY WITH SURROUNDING USES

Private fitness studios and other similar land uses are located throughout La Verne. The proposed yoga studio is located above KBJ Real Estate, whose operation is not expected to be negatively affected by the proposed operation. The adjacent land uses include commercial in all directions. Based on the proposed operation of the studio, staff finds that the proposed use will be compatible with surrounding uses.

A notice of public hearing was published in the Inland Valley Daily Bulletin on March 27, 2026, and notices were mailed to all property owners within 300 feet of the subject property on March 24, 2026. Notices were also posted at City Hall and on the City’s website on March 24, 2026. Staff have not received any inquiries about the proposal and there have been no concerns raised by other City departments.

CONDITIONAL USE PERMIT FINDINGS

Approval of the Conditional Use Permit requires that the Commission make five specific findings. These findings are set forth in the attached Resolution and the analysis is incorporated by reference.

ENVIRONMENTAL ANALYSIS

This project is categorically exempt from the California Environmental Quality Act per CEQA Guidelines Section 15301 (Class 1). The Class 1 exemption is for existing facilities and subsection (a) speaks to the example of interior or exterior alterations involving such things as tenant improvements. The proposed project will be located in an existing building and only tenant improvements are required; there are no exterior improvements proposed as part of the project. The CEQA exemption is subject to the exceptions of CEQA Guidelines section 15300.2. None of the exceptions would apply as there are no successive projects of the same type in the same area that would create a cumulative impact; there are no reasonable possibilities of a significant impact from the reuse of an existing building; the project will not have any impacts to scenic highways as it does not involve any new construction; the site is not a hazardous waste site; and the project does not involve any historical resource.

Additionally, the project would be categorically exempt under La Verne Environmental Guidelines and CEQA Guidelines section 15061(b)(3) which is the commonsense exemption that is applicable where it can be seen with certainty that the project will not have a significant effect on the environment. This commonsense exemption applies because there is no physical change to the building.

No further environmental review is required at this time.

ATTACHMENTS

1. Resolution No. 1355
2. Narrative
3. Floor Plan
4. Photos
5. Standard Conditions of Approval

RESOLUTION NO. 1355**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA VERNE, CALIFORNIA, APPROVING CASE NO. 18-26CUP TO ALLOW THE OPERATION OF A YOGA STUDIO AT 2332 D STREET, UNIT D AND AFFIRMING A CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

WHEREAS, Section 9.3 and Figure 9.3 of the Old Town La Verne Specific Plan requires a Conditional Use Permit for private recreational facilities/uses;

WHEREAS, on February 25, 2026, Sonia Shaeri submitted an application for a Conditional Use Permit to allow the operation of Sosha Yoga, a yoga wellness studio, at 2332 D Street, Unit D in the Old Town Square Building within the Old Town La Verne Specific Plan; and

WHEREAS, Section 18.108.010 through 18.108.180 of the La Verne Municipal Code authorizes the Planning Commission to consider such requests subject to certain findings; and

WHEREAS, a notice of public hearing for April 8, 2026 was published in the Inland Valley Daily Bulletin on March 27, 2026 and notices were mailed on March 24, 2026 to property owners within 300 feet of the property; and

WHEREAS, on April 7, 2026, the Development Review Committee heard and recommended approval of the application to the Planning Commission; and

WHEREAS, on April 8, 2026, the Planning Commission held the public hearing at which time it took into account all evidence presented, both written and oral;

WHEREAS, the project is categorically exempt from the per Section 15301 (Class 1 Existing Facilities) of the California Environmental Quality Act (CEQA); therefore no additional environmental review is required; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of La Verne:

Section 1. **Findings.** The Planning Commission HEREBY FINDS and DETERMINES that the proposed Conditional Use Permit satisfies the findings of Section 18.108.030 of the La Verne Municipal Code in that:

- 1. The proposed use and development are each consistent with the General Plan and the applicable land use zone.*

FACT: The property has a General Plan designation of Specific Plan Mixed Use and is located within the Old Town La Verne Specific Plan zone which

conditionally permits private recreational facilities/uses. Therefore, the proposed yoga studio is consistent with the General Plan as well as the land use zone.

- 2. The site for the proposed use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the proposed use and development in a manner compatible with existing and proposed surrounding land uses.*

FACT: The proposed Conditional Use Permit involves the operation of a yoga studio, classified as a private recreational facility, within an existing commercial building. With the minor proposed changes to the interior of the suite, (the addition of shelving, lighting and a fan) the site is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the proposed use. The proposal is compatible with existing and surrounding land uses.

- 3. The development site has adequate access to those utilities and other services required for the proposed use.*

FACT: All required utilities and services necessary for the proposed use presently exist on the property. No new utilities and services will be required.

- 4. The proposed use will be arranged, designed, constructed, operated, and maintained so as to be compatible with the character of the area as intended by the General Plan.*

FACT: The proposed Conditional Use Permit will allow the operation of a yoga studio within an existing building, with minimal physical changes being made inside. The proposed studio will be arranged, designed, constructed, operated, and maintained in a way compatible with the character of the area as intended by the General Plan and Old Town La Verne Specific Plan.

- 5. Potential adverse effects upon the surrounding properties will be minimized to the extent practical and any remaining adverse effects are justified by the benefits conferred upon the neighborhood or community as a whole.*

FACT: No heavy equipment, machinery, or amplified music are included in the operation of the studio, therefore potential adverse effects on surrounding properties or building tenants are minimized to the extent practical. The conditions of approval work to ensure that the use remains compatible with the surrounding uses and is consistent with the La Verne Municipal Code (LVMC) requirements, including the multiple chapters of the LVMC that govern noise impacts. The benefit of having a yoga studio in the City will justify any remaining adverse effects from noise created by the proposed use.

Section 2. **Approval.** In accordance with the provisions of the La Verne Municipal Code, the Planning Commission HEREBY APPROVES Resolution No. 1355 and the accompanying environmental determination subject to the following conditions of approval:

1. The hours of operation of the business shall be allowed between the hours of 6:00 a.m. and 12:00 a.m., Monday through Sunday.
2. The Community Development Department and the Police Department may review the application at any time for compliance with all conditions of approval.
3. The applicant shall be responsible for ensuring noise does not become a nuisance to surrounding businesses and residences.
4. If the City receives noise complaints, the Community Development Director shall be authorized to require additional noise reduction measures if the noise impacts are found to be unreasonable and in violation of the LVMC. Failure to correct any noise violations upon notice by the City of La Verne may result in a revocation of the Conditional Use Permit.
5. The applicant shall maintain a current business license with the City of La Verne.
6. Any loitering, illegal activity or other nuisances shall be reported immediately to the La Verne Police Department.
7. All necessary building permits and inspections shall be secured prior to approval of occupancy.
8. Should parking issues arise as a result of this business, and the issue is not immediately addressed by the applicant or subsequent owners, this permit may be presented to the Planning Commission in a revocation hearing that may modify the conditions of approval to better address the issue or potentially deny the permit altogether.
9. The applicant shall be responsible to correct any nuisance impacts. Failure to correct any nuisance upon notice by the City of La Verne shall be cause for revocation of this permit.
10. To the fullest extent permitted by law, the applicant shall indemnify, defend, and hold harmless the City of La Verne, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements, and court costs) of

every kind and whatsoever which may arise from or in any manner related (directly or indirectly) to the City's approval of this project including, but not limited to, the approval of all applications associated with this project; and/or the City's related California Environmental Quality Act determinations such as the certification of the environmental decision, the adoption of a Mitigation Monitoring Program (if one was adopted), and/or statement of overriding considerations (if adopted) for this project. This indemnification shall include, but not be limited to, damages awarded against the City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of the City's costs, attorneys' fees, and damages which the City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

11. Violation of any of the conditions of approval shall be grounds for revocation of this permit.
12. This permit shall be conditional upon the privileges being utilized within one year after the effective date of approval. Discontinuance of the approved uses for six consecutive months or more shall constitute an abandonment of the permit.
13. An affidavit accepting the standard list of conditions and the conditions above shall be signed by the applicant and be returned to the Community Development Department.

Section 3. **Environmental Determination.** The Planning Commission HEREBY AFFIRMS and DETERMINES that Case No. 18-26CUP, an application for the operation of Sosha Yoga, a yoga wellness studio within the Old Town La Verne Specific Plan area is categorically exempt from the California Environmental Quality Act per CEQA Guidelines Section 15301 (Class 1) (a). The class 1 exemption is for existing facilities and subsection (a) speaks to the example of interior or exterior alterations involving such things as tenant improvements. The proposed project will be located in an existing building and only tenant improvements are required; there are no exterior improvements proposed as part of the project. The CEQA exemption is subject to the exceptions of CEQA Guidelines section 15300.2. None of the exceptions would apply as there are no successive projects of the same type in the same area that would create a cumulative impact; there are no reasonable possibilities of a significant impact from the reuse of an existing building; the project will not have any impacts to scenic highways as it does not involve any new construction; the site is not a hazardous waste site; and the project does not involve any historical resource. Additionally, the project would be categorically exempt under La Verne Environmental Guidelines and CEQA Guidelines section 15061(b)(3) which is the commonsense exemption that is applicable where it can be seen with certainty that the project will not have a significant effect on the environment. This

commonsense exemption applies because there is no physical change to the building. No further environmental review is required at this time.

Section 4. **Signature.** The Chairperson shall sign, and the secretary shall attest to the approval of Resolution No. 1355.

APPROVED AND ADOPTED this 8TH day of April 2026, by the Planning Commission at La Verne, California.

Chairperson, Planning Commission

ATTEST:

Secretary, Planning Commission

CERTIFICATION

I hereby certify that the foregoing **Resolution No. 1355** was duly and regularly adopted by the Planning Commission of the City of La Verne at a meeting thereof held on the **8th day of April, 2026**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Natalie Hiatt, Administrative Secretary

Dear Kaitlyn,

Thank you so much for your help earlier today. Here is a brief operational narrative for my proposed yoga studio (2332 D street - home to a previous yoga/wellness space)

Sosha Yoga is a small instructional yoga and wellness studio proposing to offer scheduled group classes, semi-private therapeutic instruction, and educational workshops. The business operates on a class schedule and is not appointment-based retail or open-access fitness.

The proposed business is owned and operated by Sonia Shaeri, a certified Iyengar Yoga teacher and Yoga Alliance 500-hour educator who has been teaching yoga professionally since 2004 throughout Los Angeles and Orange County. For the past three years, she has taught extensively in the Claremont area. She is currently an employee/instructor at an established studio in Claremont and is seeking to offer instructional services in La Verne, where she resides, as a separate, independently operated yoga instruction business subject to City approval and licensing.

Previous operating history includes scheduled group classes, private instruction, semi-private therapeutic series, and short-term workshops and educational programs, all conducted through established studios and programs. The proposed La Verne operation represents a transition from teaching as an employee within third-party studios to operating an independent instructional space.

Proposed hours of operation are:

Monday–Wednesday: 10:00 AM – 6:00 PM

Tuesday–Thursday: 11:00 AM – 7:00 PM

Friday: 8:00 AM – 6:00 PM

Saturday: 9:00 AM – 2:00 PM

Sunday: 9:00 AM – 1:00 PM

The space will be used primarily during scheduled class times and is not occupied continuously throughout the day. Classes are approximately 75 minutes in length, with short transition periods between sessions.

The business is expected to be owner-operated with no full-time employees. Independent contractor instructors may be engaged for specialty classes or workshops as needed. Staffing on

site during classes is limited, typically one instructor present during class times. Registration and payment are handled electronically.

Class sizes are capped. General group classes are limited to approximately 8 to 15 participants. Semi-private therapeutic classes are limited to approximately 4 to 6 participants. Workshop attendance will be capped based on format and posted occupancy limits.

The premises will be used exclusively for yoga instruction and related wellness education. Activities include mat-based yoga practice and the use of lightweight props such as mats, blocks, straps, blankets, and chairs. There is no amplified music, no heavy exercise equipment or machinery, no food or beverage service, and no retail activity.

Operations are quiet and low-impact by nature. No amplified sound is used. Foot traffic is limited to class start and end times.

Insurance coverage will be maintained prior to commencement of operations. Fire Department occupancy requirements will be observed and posted. All applicable health, safety, and building codes will be met. No structural changes are proposed beyond minor tenant improvements, if applicable and permitted.

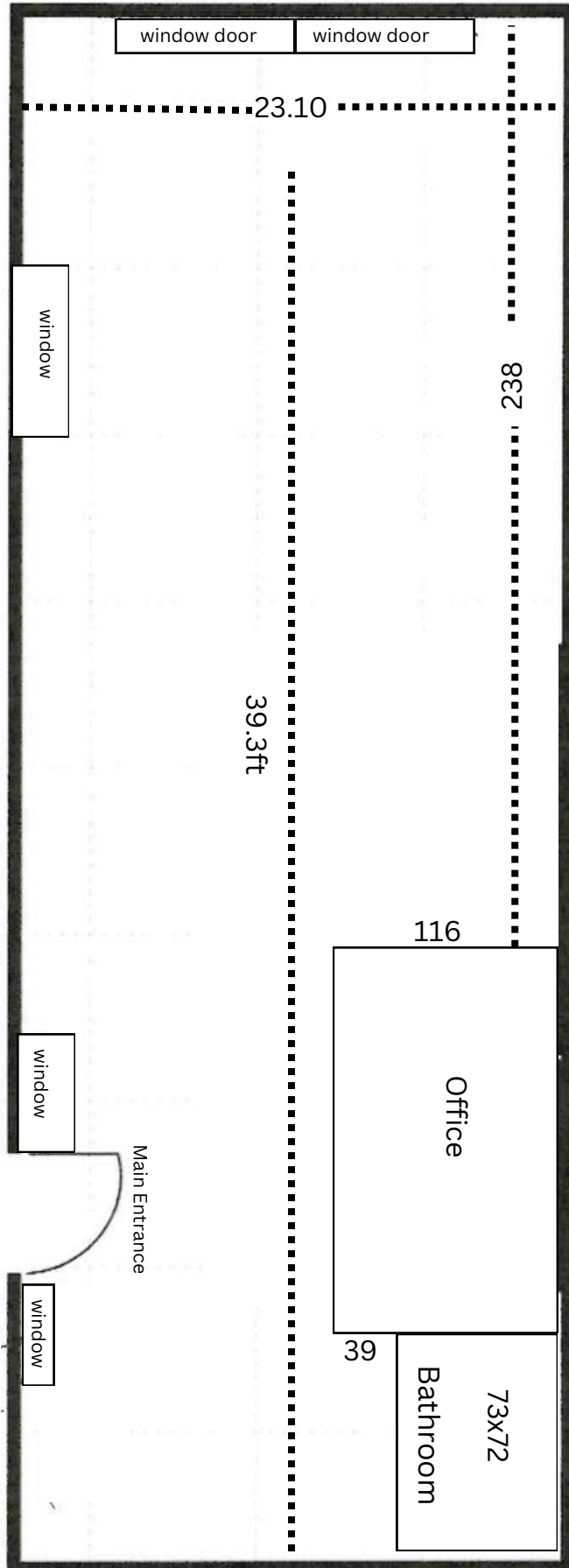
Sosha Yoga is intended to be a low-impact instructional use compatible with office or light commercial environments, with limited noise and limited traffic.

Please let me know if any additional information is needed.

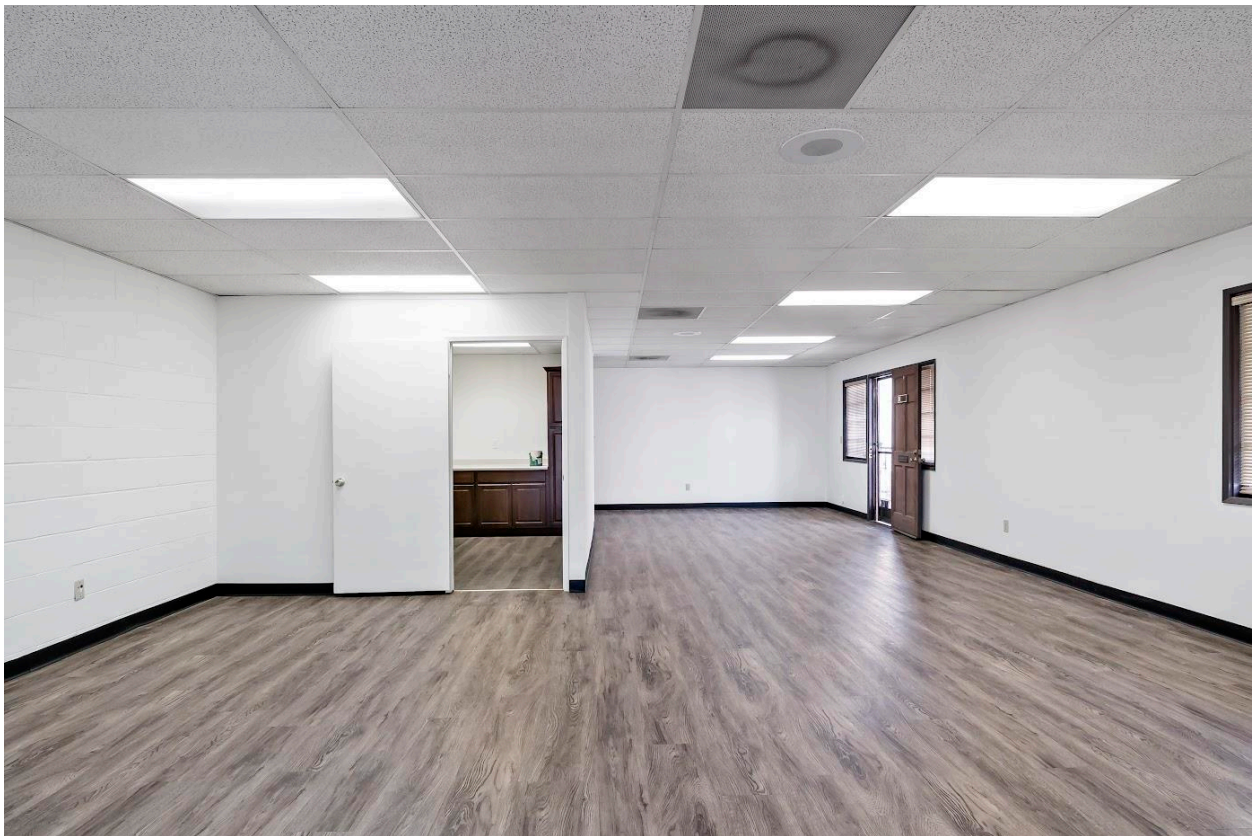
Best regards,

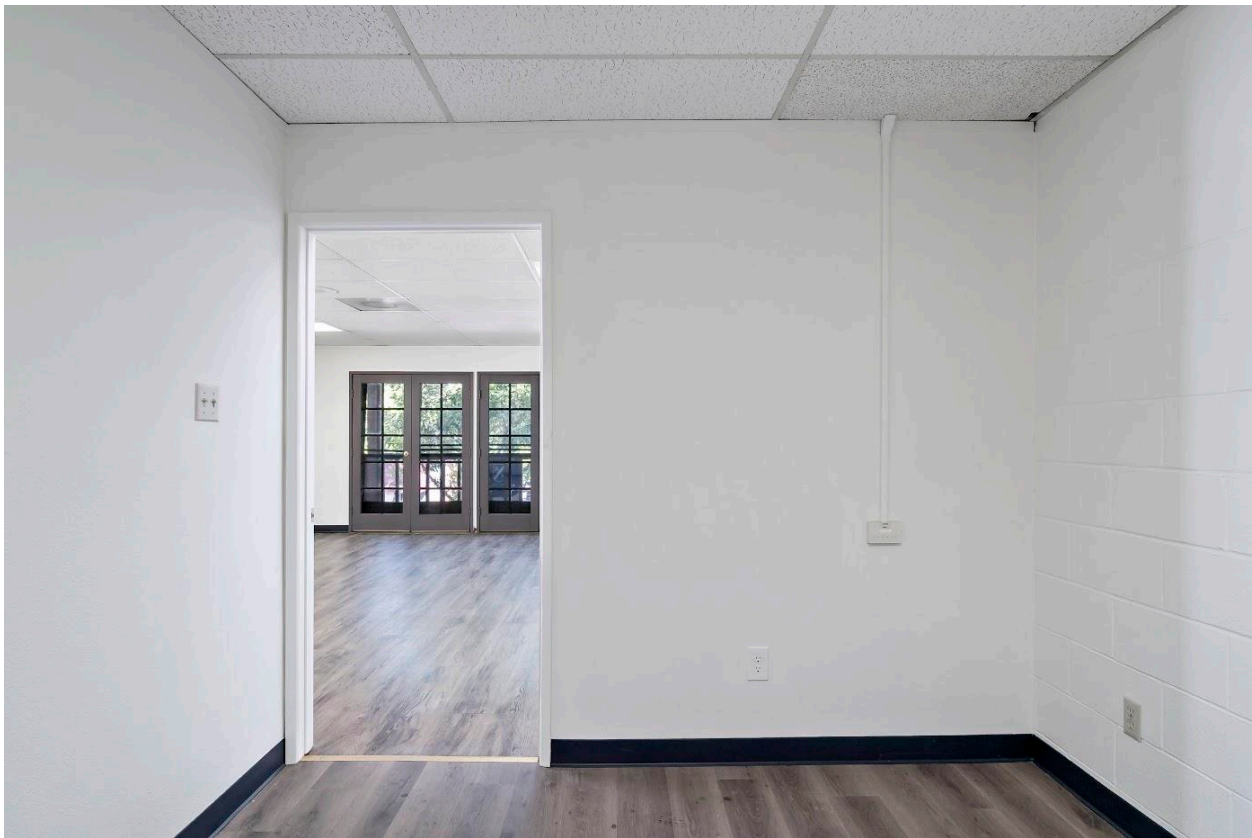
Sonia Sheri

2332 D St Ste D



910 SP











City of La Verne
Community Development Department

STANDARD CONDITIONS OF APPROVAL

Date: April 8, 2026

Project Name: Sosha Yoga CUP

Case No.: 18-26CUP

Project Address: 2332 D Street, Unit D

DPN: PL1475

Applicant: Sonia Shaeri

All projects approved by the City of La Verne shall meet the standard conditions checked by each department unless specifically exempted by the City. The standard conditions must be complied with prior to the issuance of any occupancy permits. Call the appropriate department listed below, if you have any questions concerning specific conditions on this list.

Applicant shall comply with all conditions of approval for:

Tract Number:

Parcel Map Number:

Resolution Number: 1355

Environmental Determination: Cat Ex

Required Planning Department Conditions (909-596-8706)

- NOTICE: - This project is located within a community that has a Home Owner's Association (HOA). The covenants, conditions and restrictions of the community may require that you secure approval from the association before proceeding. The City assumes no liability for any failure to contact your association.
- NOTICE – This project is located within the Hillside Development Overlay Zone (HDOZ). The project is subject to all conditions of the HDOZ as outline in the La Verne Municipal Code (LVMC 18.68).
- Prior to issuance of building permits, all revisions must be resubmitted for review and approval.
- Building permits will not be issued in connection with any project until such time as all plan check fees, and all other applicable fees, are paid in full.
- The project approval does not relieve the applicant from compliance with other Federal, State, and City requirements.

Required Planning Department Conditions (continued)

- To the fullest extent permitted by law, the applicant shall indemnify, defend, and hold harmless the City of La Verne, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of this project including, but not limited to, the approval of all applications associated with this project; and/or the City's related California Environmental Quality Act determinations such as the certification of the environmental decision, the adoption of a Mitigation Monitoring Program (if one was adopted), and/or statement of overriding considerations (if adopted) for this project. This indemnification shall include, but not be limited to, damages awarded against the City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which the City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.
- The project approval expires one year from the effective date of approval (LVMC 18.16.130).
- All construction and development shall conform to the approved plans on file with the Community Development Department.
- The project approval shall not take effect for any purpose until the applicant has filed with the City of La Verne an affidavit stating that he/she is aware of and accepts all of the conditions set forth in the letter of approval, any associated resolutions, and this list of standard conditions.
- NO OCCUPANCY will be granted until ALL IMPROVEMENTS required by this approval have been completed, inspected and approved by the appropriate department.
- Prior to issuance of building permits, all school fees shall be paid. The applicant shall provide the City with written verification of compliance from the Bonita Unified School District.
- Prior to issuance of building permits, all fees payable under State Law shall be paid (including park, water, sewer, fire facility, and other related fees.) To secure a precise accounting of these fees, contact the Finance Department at (909) 596-8716.
- The applicant shall comply with the City of La Verne business license ordinance and cooperate with the City to obtain compliance by contractors and subcontractors, etc. (L.V.M.C. 5.08.020).
- The applicant shall comply with the City of La Verne burglar alarm permit ordinance. If burglar alarms are to be installed, no building permit shall be issued until all required fees are paid. For more information, contact the Police Department at (909) 596-1913.
- All new residential units shall include a recirculating hot water system.

Required Planning Department Conditions (continued)

- All new low-rise residential buildings (single-family or multi-family buildings with three (3) habitable stories or less, including detached Accessory Dwelling Units) shall have a photovoltaic (PV) system meeting the minimum qualification requirements specified by the California Energy Commission's Building Energy Efficiency Standards.
- Architectural treatment and landscaping of grouped mailboxes shall be reviewed and approved by both the U.S. Postal Service and the La Verne Community Development Department.
- Design and placement of all exterior light fixtures shall be reviewed and approved by the Community Development Department.
- Architectural details of doors and window mullions shall be reviewed and approved by the Community Development Department.
- Exterior architectural colors and finishes shall match those of the existing structures to the satisfaction of the Community Development Department.
- The applicant shall provide for installation of cable television conduits and facilities to the satisfaction of the assistant city manager or designee.
- Every applicant for a permit of any type of ground sign shall file with the Community Development Department, before the permit is granted, a cash deposit in the sum of \$750. The deposit is to ensure the faithful performance by the applicant of the provisions of the sign ordinance, and of all laws and ordinances relating to signs and sign structure. The deposit will be refunded upon satisfactory completion of all conditions of approval.
- Prior to issuance of building permits, the Community Development Department shall review and approve all Southern California Edison underground utility transformer locations for compatibility with the site design. All portions of the transformers that are above ground shall be adequately screened with landscaping and/or screen walls. Landscaping shall be reviewed and approved by the City Landscape Architectural Consultant and the Community Development Department.
- Copies of all recorded tract maps shall be sent to Bonita Unified School District, 115 W. Allen Avenue, San Dimas, CA 91773, Attn: Asst. Superintendent.
- All roof top appurtenances and equipment shall be adequately screened from view to the satisfaction of the Community Development Department.
- All trash enclosure locations and designs shall be approved by the City's franchise waste hauler and the Community Development Department prior to the issuance of building permits.
- All ground level mechanical/utility equipment (including meters, backflow protection devices, fire valves and other equipment) shall be screened by screening walls and/or landscaping to the satisfaction of the Community Development Department.

Required Planning Department Conditions (continued)

- No structure may be built within a designated fuel modification easement or area. Please contact the Community Development Department or the Fire Department regarding fuel modification requirements in your area.
- No fences or walls may be built without first securing a permit from the Community Development Department.
- Applicant is advised that this application may be subject to the Americans with Disabilities Act (ADA). ADA requires that public and private facilities be designed to provide reasonable accommodation for the needs of disabled persons. For more information, consult your architect or attorney.
- Transportation demand management and trip reduction measures, required for compliance with air quality and congestion management regulations, shall be approved by the Community Development Department and implemented prior to final occupancy (L.V.M.C. 18.24).
- (For properties in Lordsburg involving new construction): Payment not to exceed \$_____ shall be made to the City for provision of benches, trash receptacles, or bicycle racks meeting the standards of the Lordsburg Specific Plan and/or the City's congestion management ordinance.
- Applicant shall provide a bus bench , trash receptacle , or bicycle racks in accordance with the following manufacturer and specification:

Required Public Works Department Conditions (909 596-8741)

- Applicant shall obtain a public works permit for all work in or adjacent to the public right-of-way.
- Applicant shall install and complete all necessary public improvements, including but not limited to streets, curbs, gutters, sidewalks, handicap ramps, and storm drains, along the entire street frontage of the development site as required by the Public Works Director.
- Applicant shall abide by all National Pollution Discharge Elimination System (NPDES) requirements including the installation of erosion control and slope stabilization measures necessary to prevent siltation and other debris from being carried offsite and eventually entering the storm drain system, and in conformance with the applicable provisions of the Construction General Permit.
- Applicant shall comply with all requirements of the Low Impact Development (LID) Ordinance (Section 13.60 of the La Verne Municipal Code) and the current Municipal Separate Storm Sewer System (MS4) Permit to the satisfaction of the City Engineer and Public Works Department.

Required Public Works Department Conditions (continued)

- Applicant shall be required to provide painted curb numbers to the specifications of the Public Works Director and “STOP” signs painted on the pavement at exists and intersections.
- All utilities shall be placed underground including facilities and wires for the supply and distribution of electrical energy, telephone, etc.
- Easements for the following underground utilities shall be provided: Water ; Sewer ; Storm Drains . Other as specified:
- Submit street improvement plans showing proposed construction of: Curbs ; Gutters ; Storm drains ; Sidewalks . These plans shall be subject to approval by the City Engineer.
- Water service facilities shall be installed to the satisfaction of the City Engineer.
- A separate water service line from the water meter to the residence will be required on all new or renovated residences for a fire sprinkler system. For more information see Public Works Standard Drawing W-1.
- Backflow prevention devices shall be installed to the satisfaction of the Public Works Director.
- All commercial projects shall install backflow prevention devices to the satisfaction of the Public Works Director.
- Water service during construction shall be available after the installation of the water facilities is complete, applicable water fees and meter charges have been paid, and application for service has been made.
- An advance payment for temporary water service is required during the construction period. Upon landscape development and or approval of final building occupancy, temporary water service shall be discontinued unless specific arrangements have been made to the satisfaction of the Public Works Director to continue temporary water service to a later date.
- No finals will be given until all as-built site improvements plans have been submitted to the Public Works Department.
- The property shall be annexed to the Los Angeles County Sanitation District.
- Sanitary sewer facilities shall be installed to the satisfaction of the City Engineer and Public Works Director.
- Back water valves on sewer connections shall be installed to the satisfaction of the Public Works Director.
- The applicant shall provide the City with a Backflow Device Test Form, filled out by a certified licensed tester before any final permits are released.

Required Public Works Department Conditions (continued)

- The applicant is required to utilize Waste Management for all refuse and debris handling as the City of La Verne has an exclusive franchise agreement with the company. Please contact Waste Management at (909) 599-1274.

Required Fire Department Conditions (909-596-5991)

- The required on-site minimum fire flow shall be installed and made available to the satisfaction of the Fire Chief, Public Works Director and City Engineer prior to the construction involving combustible materials.
- Provide fire sprinkler; system hook-ups and post indicator/OS & Y valves approved by the Fire Department.
- A set of construction drawings approved by the Building Department must be on file with the Fire Department prior to issuance of any building permits.
- Water mains and hydrants shall be installed and be operational prior to and during the time of construction involving combustible materials (2013 California Fire Code).
- Fire apparatus access roads shall be provided and serviceable prior to and during the time of construction involving combustible materials. The access roads shall be constructed to support the imposed loads of fire apparatus, with all-weather driving surfaces, with a minimum width of 20 feet, with a minimum vertical clearance of 13 feet 6 inches, and with turnarounds for apparatus on dead-end access roads in excess of 150 feet (2013 California Fire Code).
- Unless approved otherwise by the fire chief, all combustible plant material must be cleared 100 feet from a new structure.
- A permit must be obtained from the Fire Department for temporary storage of lumber used to construct 6 or more houses. The permit will be issued on the basis of good access for fire fighting purposes, availability of water and distances to structures or fire hazards.
- All new construction, commercial or residential, shall have an approved automatic fire sprinkler system installed throughout the structure. This system shall be installed according to appropriate NFPA code and the La Verne sprinkler ordinance.
- A set of sprinkler plans and hydraulic calculations shall be submitted for approval to the Fire Department prior to the start of installation.

Required Landscape Conditions

- Final landscape and irrigation plans shall be reviewed and approved by the City's landscape architect prior to issuance of building permits.

Required Landscape Conditions (continued)

- Final tree preservation plans shall be reviewed and approved by the City's landscape architect prior to issuance of building permits.
- The area under the drip line of all existing trees, which are to be saved as determined by the City's landscape architect, shall be fenced 5' beyond the drip line during construction. Grading operations shall be restricted under them to prevent soil compaction around the trees and to protect them from damage.
- No trees shall be removed other than those shown on the approved plans. No trees may be removed until a building or grading permit has been issued.
- A permanent maintenance program of all landscaping shall be provided insuring regular irrigation, fertilization and weed abatement.
- All existing and/or proposed landscaping shall be maintained in an acceptable manner during construction and after the project is completed, and is subject to periodic review by the Community Development Department for compliance.
- Approved street trees shall be planted in the front setback area of every lot, to the specification of the parks manager (909-596-8705).
- Landscape materials and irrigation systems are to be inspected by a city representative prior to final release of utilities.

City of La Verne, Planning Commission Agenda Report



DATE: April 8, 2026
TO: Planning Commission
FROM: Parker Stringfellow, Associate Planner
SUBJECT: 2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR)

SUMMARY

Government Code section 65400 requires that each city, county, or city and county, including charter cities, prepare an annual progress report (APR) on the status of the housing element of its general plan and progress in its implementation, using forms and definitions adopted by the California Department of Housing and Community Development (HCD). This report is required to be presented to the City Council as an informational item to update the City Council on the previous year's Housing Element status. The report is also being presented to the Planning Commission for their information.

DISCUSSION

California's Housing Element law acknowledges both the need for the private market to adequately address the housing needs and demands of Californians, and for local governments to adopt plans and regulatory systems which provide opportunities for housing development. To this end, state law requires local governments to adopt a Housing Element and routinely monitor the implementation progress of their Housing Element. California Government Code Section 65400 requires each jurisdiction to prepare an Annual Progress Report (APR) for the Housing Element. An APR does not modify or change any part of the Housing Element, it simply reports progress as tracked through building permits for the prior year. Jurisdictions must submit an APR reporting the previous year's status and implementation progress to the California Department of Housing and Community Development (HCD) on or before April 1st of each year. In conformance with this requirement, staff has prepared an APR for 2025 reflecting the housing approved, permitted, or finalized during the 2025 calendar year.

The APR was presented to the City Council and it was unanimously approved at their meeting on March 16, 2026. The APR was submitted to the state on March 30, 2026.

ATTACHMENTS

1. Annual Progress Report Summary
2. Annual Progress Report

Report Prepared By:
Parker Stringfellow, Associate Planner

2025 APR Summary

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	La Verne	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	1
	Non-Deed Restricted	8
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	6
Above Moderate		7
Total Units		24

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	53	3	2
2 to 4 units per structure	1	0	20
5+ units per structure	71	0	0
Accessory Dwelling Unit	24	21	20
Mobile/Manufactured Home	0	0	0
Total	149	24	42

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	24	24
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	33
Number of Proposed Units in All Applications Received:	153
Total Housing Units Approved:	24
Total Housing Units Disapproved:	0

Use of Streamlined Ministerial Approval Process or SMAP (formerly SB 35 / 423) - Applications	
Number of SMAP Applications	0
Number of SMAP Applications Approved	0

Units Constructed - SMAP (formerly SB 35 / 423) - Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SMAP	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	27	28
Discretionary	6	125

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	0
Sites Rezoned to Accommodate the RHNA	0

La Verne	ANNUAL ELEMENT PROGRESS REPORT		Note: "-" indicates an optional field
2025 (Jan. 1- Dec. 31)	Housing Element Implementation		Cells in grey contain auto-calculation formulas
6th Cycle 10/15/2021- 10/15/2023			

Table A
Housing Development Applications Submitted

Project Identifier			Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications	Application Status	Project Type	Notes				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24					
Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure (R=Rent, O=Owner)	Date Application Submitted (see instructions)	Acute Low-Income No Deed Restricted	Acute Low-Income No Deed Restricted	Extremely Low-Income No Deed Restricted	Extremely Low-Income No Deed Restricted	Very Low-Income No Deed Restricted	Very Low-Income No Deed Restricted	Low-Income No Deed Restricted	Low-Income No Deed Restricted	Moderate-Income No Deed Restricted	Moderate-Income No Deed Restricted	Above Moderate-Income	Total EB/OPDSE/D Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provisions the application was submitted	Is this project located on a site with an associated historical designation as outlined in Governance & Code	Did the housing development at application seek incentives or concessions pursuant to	Were incentives or concessions requested pursuant to Governance at Code	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes	
Start Data Entry Below						0	0	0	0	0	14	0	1	0	2	136	153	24	0									
8678-025-055	5202 Mountain Springs Ranch	Demo & Rebuild SFR	05-25PPR	SFD	O	1/22/2025												1	1	1	NONE	No	No	N/A	Approved	Ministerial		
8370-004-000	2627 Bonita Ave	Hesala ADU	11-25ADU	ADU	R	2/13/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8370-035-070	2383 Bauberry Ct	Wang-Chen ADU	16-25ADU	ADU	R	2/11/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8375-004-001	2035 18th St	Leonard ADU	16-25ADU	ADU	R	2/24/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8665025029	4304 Pampas Cir	Hydrax ADU	34-25ADU	ADU	R	3/26/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8381030010	1446 3rd St	Conception	36-25ADU	ADU	R	3/27/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8378004039	2046 Walnut St	LI New SFR	38-25PPR	2 to 4	R	4/1/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8378004039	2046 Walnut St	LI ADU	33-25ADU	ADU	R	4/1/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8381030011	1900 3rd St	Boral ADU	42-25ADU	ADU	R	4/6/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8665028050	1126 La Paz Ave	Kraus ADU	47-25ADU	ADU	R	4/28/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8375005023	1934 18th St	Rodriguez ADU	41-25ADU	ADU	R	5/1/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8644006041	1922 Pampas St	Starr ADU	50-25ADU	ADU	O	5/8/2025													1	1	2	NONE	No	No	N/A	Approved	Ministerial	
8666044012	2823 Boardman St	Yates ADU	52-25ADU	ADU	R	6/3/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8375010101	2265 6th St	Wilson ADU	58-25ADU	ADU	R	6/10/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8666020056	4631 Madison St	Artigas ADU	65-25ADU	ADU	R	7/10/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8381005023	1941 Highland Dr	Vydrban ADU	63-25ADU	ADU	R	7/21/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
838105024	1885 5th St	Allison ADU	70-25ADU	ADU	R	7/22/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8378003028	1976 Peyton Rd	Garcia ADU	73-25ADU	ADU	R	7/28/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8378010027	2530 3rd St	Xia & Liu ADU	75-25ADU	ADU	R	8/5/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8378006015	1966 Walnut St	Demo & Rebuild SFR	81-25PPR	SFD	O	8/14/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8375030014	1951 5th St	Saffinger ADU	83-25ADU	ADU	R	8/24/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8382028107	1851 Pison Pl	Carlos ADU	89-25ADU	ADU	R	8/28/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8381040066	2520 Park Ave	Stuermer ADU	90-25ADU	ADU	R	9/11/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8664003028	4777 Chamber Ave	Shelby ADU	97-25ADU	ADU	R	9/30/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8664040014	4789 Calle de Grande	Underwood	104-25ADU	ADU	R	10/23/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8664041013	1656 Via Campo	Allred ADU	119-25ADU	ADU	R	12/2/2025													1	1	1	NONE	No	No	N/A	Pending	Ministerial	
8375026029	2809 N White Ave	Lam ADU	120-25ADU	ADU	R	12/4/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial	
8666018009	3360 Frank St	Lewis Homes	124-25PPR	SFD	O	11/25/2025													51	51	51	NONE	No	No	N/A	Pending	Discretionary	
8666018009	3360 Frank St	Lewis Homes	124-25PPR	SFA	O	11/25/2025													70	70	70	NONE	No	No	N/A	Pending	Discretionary	
838100033	2192 Park Ave	Hillcrest Gateway	111-25PPR	SFA	R	11/17/2025													1	1	1	NONE	No	No	N/A	Pending	Discretionary	
8381010028	2700 Park Ave	Hillcrest Gateway	111-25PPR	SFA	R	11/17/2025													1	1	1	NONE	No	No	N/A	Pending	Discretionary	
8381010005	2531 A St	Hillcrest Gateway	111-25PPR	SFA	R	11/17/2025													1	1	1	NONE	No	No	N/A	Pending	Discretionary	
838100043	2703 A St	Hillcrest Gateway	111-25PPR	SFA	R	11/17/2025													1	1	1	NONE	No	No	N/A	Pending	Discretionary	

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier											11	12	13	14	15	16	17	18	19	20		21				22	23	24	25	
Current APN	Street Address	Project Name	Acutely Low Income Non-Deed Restricted	Extremely Low Income Non-Deed Restricted	Extremely Low Income Non-Deed Restricted	Very Low Income Non-Deed Restricted	Very Low Income Non-Deed Restricted	Low Income Non-Deed Restricted	Low Income Non-Deed Restricted	Moderate Income Non-Deed Restricted	Moderate Income Non-Deed Restricted	Above Moderate Income	Certificate of Occupancy or other form of readiness (see instructions) Data Issued	# of Units Issued Certificate of Occupancy or other form of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 54409(a)(2)(N) and reported on Table L7	Housing with Financial Assistance and/or Deed Restrictions	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter "1000")	Demolished/Destroyed Units	Demolished/Destroyed Units	Demolished/Destroyed Units	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Reductions)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes		
8666-020-039	4221 Stone Circle		0	0	0	1	8	0	1	2	5	25		42				1												
8375-013-015	1959 5th Street													1	1	1	1	1	1											
8381-030-009	1452 3rd Street													1	1	1	1	1	1											
8381-030-031	1488 3rd Street													1	1	1	1	1	1											
8378-003-040	2015 Walnut St													1	1	1	1	1	1											
8381-026-001	1534 Santa Anita													1	1	1	1	1	1											
8381-020-010	1420 5th Street													1	1	1	1	1	1											
8375-014-014	2033 5th Street													1	1	1	1	1	1											
8664-021-039	1836 Via Arroyo													1	1	1	1	1	1											
8381-011-022	1655 Maplewood													1	1	1	1	1	1											
8377-005-008	2328 5th Street													1	1	1	1	1	1											
8371-001-034	2365 2nd St													1	1	1	1	1	1											
8666-021-009	3639 Williams Ave													1	1	1	1	1	1											
8375-026-070	2429 7th Street													0	0	0	0	0	0	1	Demolished	0								
8375-026-070	2429 7th Street													0	0	0	0	0	0											
8666-034-016	4139 Kimberly													1	1	1	1	1	1											
8375-028-018	2351 6th Street													1	1	1	1	1	1											
8375-004-001	2095 11th Street													1	1	1	1	1	1											
8375-015-019	2517 E Street													0	0	0	0	0	0											
8664-032-032	1192 Beavine Rd													0	0	0	0	0	0											
8381-017-017	1755 Bonita Ave													0	0	0	0	0	0											
8666-034-021	4033 Kimberly Ave													0	0	0	0	0	0											
8378-004-023	2048 Walnut St													1	1	1	1	1	1											
8378-017-018	2273 6th Street													0	0	0	0	0	0											
8678-025-055	5252 Mountain Drive	Demis & Rehabil SFR												0	0	0	0	0	0											
8370-004-010	2627 Bonita Ave	Huang ADU												1	1	1	1	1	1											
8370-025-070	2989 Bayberry Ct	Wang-Chen ADU												0	0	0	0	0	0											
8375-004-001	2095 11th St	Leonard ADU												0	0	0	0	0	0											
866020020	4304 Pampas Ct	Madrigal ADU												0	0	0	0	0	0											
838102010	1446 3rd St	Conception ADU												0	0	0	0	0	0											
837804039	2048 Walnut St	Li New SFR												0	0	0	0	0	0											
837804039	2048 Walnut St	Li ADU												0	0	0	0	0	0											
838102011	1500 3rd St	Berrel ADU												0	0	0	0	0	0											
866020060	1120 La Rue Ave	Knox ADU												0	0	0	0	0	0											
837805023	1594 11th St	Rodriguez ADU												0	0	0	0	0	0											
866400041	1222 Riggins St	Sioux ADU												0	0	0	0	0	0											
866544012	2829 Brevolin St	Yorke ADU												0	0	0	0	0	0											
837817017	2285 6th St	Wilson ADU												0	0	0	0	0	0											
866020056	4257 Meadow St	Arfwage ADU												0	0	0	0	0	0											
838105023	1247 Highland Dr	Vanhan ADU												0	0	0	0	0	0											
838101024	1885 5th St	Allison ADU												0	0	0	0	0	0											
837809028	1978 Payton Rd	Garcia ADU												0	0	0	0	0	0											
837101027	2510 3rd St	Xia & Liu ADU												0	0	0	0	0	0											
837808015	1968 Walnut St	Demis & Rehabil SFR												0	0	0	0	0	0											
837812014	1951 5th St	Saffinger ADU												0	0	0	0	0	0											
838202107	1851 Payton Pl	Carlos ADU												0	0	0	0	0	0											
838101408	2320 Park Ave	Sturmer ADU												0	0	0	0	0	0											
866400028	4777 Chamber Ave	Shepard ADU												0	0	0	0	0	0											
866400014	4188 Calle de Giron	Underwood ADU												0	0	0	0	0	0											
837102011	1841 N White Ave	Hilmes Gateway												0	0	0	0	0	0											
866451013	1686 Via Campo	Alfred ADU												0	0	0	0	0	0											
837809029	2809 N White Ave	Lara ADU												0	0	0	0	0	0											
866021009	3960 Fruit St	Lewis Homes												0	0	0	0	0	0											
866021009	3960 Fruit St	Lewis Homes												0	0	0	0	0	0											
838102233	1395 3rd St	Shawna ADU												0	0	0	0	0	0											
838102719	1849 2nd St	La Casa ADU												1	1	1	1	1	1											
8381-030-010	1444 3rd Street	Conception ADU												0	0	0	0	0	0											
8381-020-012	1507 2nd Street													0	0	0	0	0	0											
838103088	1464 3rd Street													0	0	0	0	0	0											

Jurisdiction	La Verne
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	11	-
	Non-Deed Restricted	-	-	-	2	9	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	414	-	-	-	-	1	-	-	-	-	-	22	392
	Non-Deed Restricted	-	-	-	2	8	-	-	-	-	-	-	-	-
Low	Deed Restricted	239	-	-	-	-	-	-	-	-	-	-	2	237
	Non-Deed Restricted	-	-	-	-	-	2	-	-	-	-	-	-	-
Moderate	Deed Restricted	223	-	-	-	-	-	-	-	-	-	-	19	204
	Non-Deed Restricted	470	-	2	6	5	6	-	-	-	-	-	24	446
Total RHNA		1,346	-	-	7	10	7	-	-	-	-	-	24	446
Total Units		-	-	2	15	26	24	-	-	-	-	-	67	1,279

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"

- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.

- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Jurisdiction		La Verne						
Reporting Year		2025		(Jan. 1 - Dec. 31)				
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Housing Rehabilitation	The City will conduct targeted outreach to areas with lower median household incomes and areas with higher proportions of special needs populations, including seniors and persons with disabilities.	12/31/2029	6th Cycle	In Progress	Complete.	Units		
Code Enforcement	The City will continue to implement a proactive code enforcement program. Code Enforcement will work closely with the Community Development Department to implement the City's housing programs to preserve and improve La Verne's existing neighborhoods.	12/31/2029	6th Cycle	Continuous	Currently being implemented by the Code Enforcement Officer.	Other		
Historic Resources	The City will continue to designate historic neighborhoods for assistance through the existing housing rehabilitation programs. City staff will also continue to assist property owners of historic homes to repair and renovate their property in a historically and architecturally appropriate manner. 24 properties (3 per year) will be assisted	12/31/2029	6th Cycle	In Progress	In progress	Units		
Non-Permitted Accessory Dwelling Units/Second Units	In order to preserve La Verne's existing residential neighborhoods and the City's quality-of-life, the City will encourage residents to bring existing non-permitted units into compliance with City zoning and building codes.	12/31/2029	6th Cycle	In Progress	Currently being implemented by the Community Development Department	Units	10	
Replacement of Affordable Units	For all project applications, identify need for replacement of affordable housing units and ensure replacement, if required, occurs	12/31/2029	6th Cycle	In Progress	Immediate implementation	Other		

Section 8 Certificate/Voucher Rental Assistance Program	Refer all interested residents to the County program; maintain or increase the number of Section 8 Certificates utilized in the City; educate one multifamily property manager or Homeowners Association (HOA) on the Program annually, with a focus on property managers or HOAs in areas of the community with higher proportions of households with very low or low incomes and areas of the City where overpayment by renters is most prevalent.	12/31/2029	6th Cycle	Continuous	In progress.	Other		
Manufactured Housing	Meet with a developer and/or manufacturer of prefabricated manufactured housing to receive input on how the City can promote this housing type as an option to produce more affordable units in La Verne, with a focus on opportunities in high or highest TCAC resource areas	12/31/2029	6th Cycle	In Progress	In progress.	Other		
Monitor City-Owned Mobile Home Parks	Preserve City-owned mobile home parks; conduct targeted outreach to promote rehabilitation programs (see Program 1) to mobile home parks with lower median household incomes with the goal of supporting 20 mobile home tenants throughout the planning period	12/31/2029	6th Cycle	Continuous	Complete.	Households		
Los Angeles County Partnership	Increase the distribution of program education material by 20% with a focus on targeting education in areas of lower median household income and in areas with higher proportions of rental (versus homeowner) households	12/31/2029	6th Cycle	In Progress	In progress.	Other		
Partnerships with Housing Organizations, Service Providers, and Faith-Based Groups	Host focus group meetings with housing organizations, service providers, and faith-based groups to discuss how to improve housing-related services in La Verne, with a special focus on highlighting opportunities to assist households in areas with higher proportions of residents with special needs, such as seniors, persons with disabilities, or lower incomes, and how to develop new housing in areas of high or highest opportunity	12/31/2029	6th Cycle	Continuous	In progress.	Meetings		
Housing for Extremely Low-Income Households	Development of 16 units affordable to extremely low-income households with a goal of at least 50% located in TCAC areas of high or highest opportunity	12/31/2029	6th Cycle	In Progress	In progress.	Units		
Housing for Persons with Developmental Disabilities	Meet with developers of supportive housing	12/31/2029	6th Cycle	In Progress	In progress.	Meetings		

Monitor and Preserve Affordable Housing	Preservation of existing deed-restricted affordable units	12/31/2029	6th Cycle	In Progress	In progress.	Units		
Remove Government Constraints	Updated Zoning Code in Compliance with State Housing Law	12/31/2029	6th Cycle	Completed	Complete.	Other		
Mobile Home Rent Control	Enforcement of the City's Mobile Home Rent Control Ordinance and Ordinance 1082; increase the distribution of educational materials by 15% over the planning period	12/31/2029	6th Cycle	In Progress	In progress.	Other		
Accessory Dwelling Units	Survey and evaluate potential methods to encourage ADU development throughout the community, but especially in TCAC areas of high or highest opportunity (north La Verne), and adopt appropriate procedures, policies, and regulatory provisions. Monitor State law for future updates to ADU regulations and update the City's Zoning Code to be consistent with future updates as needed. Continue educating the community on the opportunity to develop ADUs and promote the development of ADUs affordable to lower-income households. Continue to provide information about ADUs on the City's website and on public counters. Encourage the production of 92 ADUs, with a goal of at least 50% being affordable to very low or low income households.	12/31/2029	6th Cycle	Continuous	HOA meetings conducted by the Community Development Department. Annual updates to City's Zoning Code to reflect current State Law in progress.	Other		
Condominium Conversion Ordinance	Implementation of a Condominium Conversion Ordinance consistent with State law	10/1/2022	6th Cycle	In Progress	In progress	Other		
Lot Consolidation	Provide funding and/or incentives to support at least one lot consolidation project per year	12/31/2029	6th Cycle	Continuous	In progress	Other		
Density Bonus Program	Promote the development of at least two projects per year that utilize the City's Density Bonus provisions	12/31/2029	6th Cycle	Continuous	Currently being implemented by the Community Development Department.	Other		
Transitional and Supportive Housing	Allow transitional and supportive housing in accordance with State law; update the Zoning Code if necessary	12/31/2029	6th Cycle	Completed	Complete.	Other		
Provide Adequate Sites for Lower Income Households on Nonvacant and Vacant Sites Previously Identified	Streamline development of projects at nonvacant site used in the 5th cycle housing element that dedicate at least 20 percent or more of the units for housing affordable to lower income households	10/1/2024	6th Cycle	Completed	Complete.	Other		

