

1. 2026-02-02 City Council Meeting

Documents:

[AGENDA - 02-02-26.PDF](#)

1.1. February 2, 2026 City Council Meeting Agenda Packet

Documents:

[CC PACKET - 020226.PDF](#)



CITY OF LA VERNE

COUNCIL REGULAR MEETING AGENDA

Tim Hepburn, Mayor

Wendy Lau, Council Member
Steven Frank Johnson, Council Member

Rick Crosby, Council Member
Meshal "Kash" Kashifalghita, Mayor Pro Tem

Monday, February 2, 2026
Study Session at 5:30 PM
Regular Meeting at 6:30 PM
La Verne City Hall - Council Chambers,
3660 D Street, La Verne, CA 91750

In compliance with the American Disabilities Act, any person with a disability who requires a modification or accommodation to participate in a meeting should contact the City Clerk's Office at (909) 596-8726 at least 48 hours prior to the meeting. Regular Meetings are held on the 1st and 3rd Monday of every month.

Individuals can email their comments to the City Clerk's Office at cityclerk@LaVerneCA.gov up to noon on the day of the meeting. Those comments will be shared with City Council in advance of the City Council meeting and included as part of the permanent record. **Please be advised that public comments submitted by email or any other format to the City are public records that will be made available for public viewing.**

Individuals who wish to share their comments with Council during the meeting may do so in a variety of ways:

- Attend the City Council Meeting in person and fill out a comment card or raise your hand to request to comment on the current agenda item(s).
- Participate via Zoom, by visiting www.LaVerneCA.gov/zoom where you will be automatically redirected to the meeting or call into the meeting via phone **1-669-900-6833** and enter **ID 812 9529 3991** when prompted. Public comments via Zoom may be accepted for the agenda items listed within the **Consent Calendar, Public Hearing** and **Discussion Calendar** sections of the agenda. Zoom participants who violate decorum protocols will be called to order by the presiding officer and if a violation continues, will be muted by direction of the presiding officer.
- Once items are considered by the City Council, no further public comment on that matter will be accepted. A time limit of 3-minutes is set for all public comments.

Council Meeting Decorum: Per the City's Rules for Decorum, all Speakers and Members of the Audience are to conduct themselves with decorum and not engage in willful conduct which interrupts the meeting or with the orderly conduct of the meeting.

CLOSED SESSION AGENDA - 5:30 PM

CALL TO ORDER

ROLL CALL

Council Member Steven F. Johnson, Council Member Wendy Lau, Council Member Rick Crosby, Mayor Pro Tem Meshal "Kash" Kashifalghita, and Mayor Tim Hepburn.

CLOSED SESSION TOPIC(S)

Conference with Labor Negotiators, pursuant to Government Code Section 54957.6:

Negotiators: City Manager, Assistant City Manager, and City Attorney.

Employee Organization(s): La Verne City Employees Association, La Verne Fire Middle Management Association, La Verne Police Middle Management Association, and all Unrepresented Employees.

Conference with Legal Counsel, Existing Litigation pursuant to California Government Code section 54956.9(d)(1) – Five (5) cases:

Guerrero v. City of La Verne, et al., Los Angeles Superior Court Case No. 2:23-cv-00644-JAK-E

Ramirez v. City of La Verne, et al., Los Angeles Superior Court Case No. 24PSCV00767

Ruiz v. City of La Verne, et al., Los Angeles Superior Court Case No. 23PSCV02495

Smith v. City of La Verne, et al., Los Angeles Superior Court Case No. 2:23-cv-00644-JAK-2

Gonzales v. City of La Verne, et al., Los Angeles Superior Court Case No. 24STCV34625

The City Council will recess and reconvene at 6:30 PM for the regularly scheduled City Council meeting.

REGULAR CITY COUNCIL MEETING - 6:30 PM

PLEDGE OF ALLEGIANCE - DANIELLE LEWIS ARMY SERGEANT (E-5)

ROLL CALL

Council Member Steven F. Johnson, Council Member Wendy Lau, Council Member Rick Crosby, Mayor Pro Tem Meshal “Kash” Kashifalghita, and Mayor Tim Hepburn.

PRESENTATIONS

University of La Verne Women's Volleyball - The 2025 University of La Verne women’s volleyball team delivered one of the most remarkable seasons in program history, finishing 30–3 overall and 15–1 in SCIAC while earning the No. 1 national ranking for seven consecutive weeks and remaining in the Top 10 all season. The Leopards captured the SCIAC Regular Season Championship and were led by Head Coach Jeff Hendershot, who surpassed 100 career wins and was honored, along with his staff, as SCIAC Coaching Staff of the Year. National accolades followed, highlighted by Mya Ray being named NCAA Division III National Player of the Year and becoming the program’s first 2,000-kill athlete, alongside multiple All-American and All-Region selections. In the postseason, La Verne claimed the Regional Championship, advanced through the Elite Eight and Final Four, and returned to the NCAA National Championship match for the first time since 2008, finishing as the 2025 National Runner-Up. With 30 wins, record-breaking performances, and a return to the national stage, the Leopards didn’t just make history — they launched a new era of La Verne volleyball.

Players:	Kimi Watanabe-Mayhew	America Reynaga	Mortan Watkins
Vanessa Marquez	Emma Yogan	Tova Craig	Zacky Coaston

Lauren Gott	Valerie Gallegos	Lexi Giacobbe	Kaitlyn Bloomer
Bella Hargrave	Mariah Ray	Malia Capistrano	Abigail Montana
Keilani Mumolo	Kamea Vongfak	Mya Ray	Alanna Jones
Brisa Necochea	Isabella Emanuele	Sophia-Allessandra Nunez	

Coaches:	Jeff Hendershot	Randi Taylor-Toomay	Mario Meza
Jack Coberly	Ayana Mier		

Support Staff:	Kaitlyn Patterson	Josh Davis	
-----------------------	-------------------	------------	--

Fire Chief Swearing In - City Council will conduct the ceremonial oath of office for Fire Chief Coatney.

ANNOUNCEMENTS OF UPCOMING COMMUNITY EVENTS

(Any person who wishes to make a brief announcement of a future community event that is open to the public may do so at this time.)

CONSENT CALENDAR

(All items on the Consent Calendar are routine and will be enacted by one motion unless a member of the Council or member of the audience requests separate discussion.)

1. City Council Minutes of the Closed Session & Regular meeting of January 20, 2026.

Recommendation: That the City Council approve the minutes.

2. City Council Special Meeting Minutes of December 16, 2025.

Recommendation: That the City Council approve the minutes of the special meeting.

3. Register of Audited Demands in the amount of \$1,244,095.25 dated 01/07/26, and in the amount of \$2,570,761.26 dated 01/14/26, and in the amount of \$382,493.02 dated 01/21/26.

Recommendation: That the City Council approved the audited demands.

4. Quarterly Treasurers Report Ending December 31, 2025. The Quarterly Treasurer’s Report provides an overview of the City’s cash and investment holdings as of December 31, 2025. The report confirms compliance with the City’s investment policy as set forth in Administrative Regulation Number 215, the Statement of Investment Policy, and the State of California’s Government Code (GC) Section 53646.

Recommendation: That the City Council receive and file the Quarterly Treasurer’s Report for the period ending December 31, 2025.

5. Declaration of Intention to Provide Weed Abatement on Specific Properties. Each year, the

County of Los Angeles Department of Agricultural Commissioner/Weights & Measures conducts inspection for weeds, brush, rubbish, and refuse on public and private property that may be considered a seasonal and recurrent nuisance. A list of properties is provided the City for review. City Council is then required to declare its intention to provide for this abatement and set a public hearing for affected property owners to register objections to said abatement.

Recommendation: That the City Council adopt a Resolution titled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, DECLARING THAT WEEDS, BRUSH, RUBBISH AND REFUSE UPON OR IN FRONT OF SPECIFIED PROPERTY IN THE CITY ARE A SEASONAL AND RECURRENT PUBLIC NUISANCE AND DECLARING ITS INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF" declaring the intention to provide for the abatement of weeds, brush, rubbish and refuse and setting a public hearing for Tuesday, February 17, 2026, at 6:30 p.m.

6. **Making Determination of Exemption from the California Environmental Quality Act Pursuant to the Common Sense Exemption of CEQA Guidelines Section 15061 (B) (3) and Second Reading and Adoption of "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, AMENDING THE OLD TOWN LA VERNE SPECIFIC PLAN TO REVISE THE MINIMUM DENSITY REQUIREMENT IN THE MIXED-USE 1 LAND USE DISTRICT FROM 38 TO 20 DWELLING UNITS/ACRE."** Second Reading and Adoption of an Ordinance Amending the Old Town La Verne Specific Plan for a minimum density of 20 dwelling units to the acre in the Mixed Use 1 District and making California Environmental Quality Act determinations.

Recommendation: That the City Council adopt an Ordinance, entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, AMENDING THE OLD TOWN LA VERNE SPECIFIC PLAN TO REVISE THE MINIMUM DENSITY REQUIREMENT IN THE MIXED-USE 1 LAND USE DISTRICT FROM 38 TO 20 DWELLING UNITS/ACRE" and find that the adoption is exempt from the California Environment Quality Act pursuant to the common sense exemption of CEQA Guidelines section 15061(b)(3).

PUBLIC HEARINGS - NONE

DISCUSSION CALENDAR

7. **Update and Discussion on Increased Wireless/Cellular Coverage in North La Verne.** The City Council requested an update on the efforts to increase wireless/cellular coverage in the North La Verne area due to service holes and concerns over public safety.

Recommendation: That the City Council receive and file this report and provide Staff appropriate direction to encourage greater wireless coverage in North La Verne.

8. **Tri-City Mental Health Authority Governing Board Representative Appointment.** Tri-City Mental Health Authority is seeking to fill a Governing Board vacancy following the November 2025 resignation of Carolyn Cockrell. Tri-City Mental Health Authority Liaisons Councilmembers Lau and Johnson reviewed the applications and recommend appointing Trent West to the Governing Board.

Recommendation: That the City Council appoint Trent West to serve on as La Verne's Tri-City Mental Health Authority Governing Board representative.

PUBLIC COMMENTS

This is the time set aside for anyone wishing to address the City Council on items not listed in any other place on the agenda and within the subject matter jurisdiction of the City Council. Under the provisions of the Brown Act, the legislative body is prohibited from talking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion later. Please email your public comment to the City Clerk's Office at cityclerk@LaVerneCA.gov. Your public comment will be shared with the City Council and included as part of the permanent record. There is a 3-minute time limit on public comments.

COUNCIL COMMENTS AND CONFERENCE/MEETING REPORTS

Each Council Member may address the Council and public on matters of general information and/or concern. This is also the time for Council Members to report on conferences and/or meetings they have attended per Assembly Bill 1234.

ADJOURNMENT

Adjournment in Honor of Lupe Gaeta Estrella - Lupe was born and raised in La Verne, where she built both her life and her legacy. In 1979, she began her career with the City of La Verne as a Clerk Typist and over the next four decades, Lupe served the City in numerous roles in the City Clerk's Office, primarily as the Assistant City Clerk, ending her career officially as the City Clerk. Her more than 40 years of service reflected a deep commitment to public service and to the community she loved.

Lupe's relationship with the City of La Verne extended far beyond her professional roles. Her career was truly a testament to love, family, and community, as several members of her family also served the City, including her sons Gilbert Jr. and Sean, her sister Amelia, and her brothers John and Eddie. Lupe was the light in every room. She had a generous spirit, always ready to help anyone who crossed her path.

Above all else, Lupe cherished her family. She was a devoted wife to Gilbert Sr. and a loving mother to Sean and Gilbert Jr. She was also a proud grandmother to Joseph, Zachary, and Zoey, whom she adored. In her free time, she enjoyed going to the movies and shopping, and she was often seen driving around town on her way to her favorite local theater or clothing store.

Lupe passed away peacefully on January 18, 2026, at the age of 66. Lupe Gaeta Estrella leaves behind a lasting legacy of service, compassion, and community that will endure in the City of La Verne. Those who worked with her and were fortunate to know her will carry forward her generosity, dedication, and love for this community.

DUE TO THE PRESIDENTS' DAY HOLIDAY, THE NEXT REGULAR MEETING OF THE LA VERNE CITY COUNCIL SCHEDULED FOR MONDAY, FEBRUARY 16, 2026, WILL BE HELD ON TUESDAY, FEBRUARY 17, 2026, AT 5:30 PM

Posting Statement: A true copy of this Agenda was posted on January 27, 2026, on the bulletin board at La Verne City Hall, 3660 D Street, La Verne, and on the City's website at www.LaVerneCA.gov.

RESIDENT INFORMATION

UPCOMING EVENTS AND MEETINGS

Tuesday, February 3 - Development Review committee, City Hall, 9:00 am

Saturday, February 7 - Strategic Planning Session, City Hall, 9:00 am

Monday, February 9 - Senior Movie Matinee, LV Community Center, 12:30 pm - 3:00 pm

Wednesday, February 11 - Planning Commission meeting, City Hall, 6:30 pm

Friday, February 13 - Dance for Those with Intellectual and Developmental Disabilities, LV Community Center, 5:00 pm - 8:00 pm

Tuesday, February 17 - City Council meeting, City Hall Council Chamber, 5:30 pm

Wednesday, February 18 - State of the City, ULV Abraham Campus Center, 2000 2nd Street, La Verne, 8:00 am - 10:00 am

Wednesday, February 18 - Senior Advisory Committee meeting, LV Community Center, 10:00 am

Wednesday, February 18 - Finance Commission meeting, City Hall, 6:30 pm

Table of Contents

City Council Agenda Packet, Monday, February 2, 2026

	Agenda	1
	Agenda Items	
	PRESENTATIONS	
	ULV Women's Volley Ball Team Recognition	
	Fire Chief Swearing In	
	CONSENT CALENDAR	
1.	Council Minutes of the January 20, 2026 Closed Session and Regular meeting	7
2.	Council Minutes of the December 16, 2025 Special Meeting	15
3.	Registers of Audited Demands	22
4.	Quarterly Treasurers Report Ending December 31, 2025	32
5.	RESOLUTION Declaring Weeds, Brush, Rubbish and intent to Provide for the Abatement	38
6.	Second Reading & Adoption of ORDINANCE Amending the Old Town LV Specific Plan for Minimum Density - Mixed-Use	56
	PUBLIC HEARINGS - None	
	DISCUSSION CALENDAR	
7.	Update and Discussion on Increased Wireless/Cellular Coverage in North La Verne	61
8.	Tri-City Mental Health Authority Governing Board Representative Appointment	66



CITY OF LA VERNE

COUNCIL REGULAR MEETING AGENDA

Tim Hepburn, Mayor

Wendy Lau, Council Member
Steven Frank Johnson, Council Member

Rick Crosby, Council Member
Meshal "Kash" Kashifalghita, Mayor Pro Tem

Monday, February 2, 2026
Study Session at 5:30 PM
Regular Meeting at 6:30 PM
La Verne City Hall - Council Chambers,
3660 D Street, La Verne, CA 91750

In compliance with the American Disabilities Act, any person with a disability who requires a modification or accommodation to participate in a meeting should contact the City Clerk's Office at (909) 596-8726 at least 48 hours prior to the meeting. Regular Meetings are held on the 1st and 3rd Monday of every month.

Individuals can email their comments to the City Clerk's Office at cityclerk@LaVerneCA.gov up to noon on the day of the meeting. Those comments will be shared with City Council in advance of the City Council meeting and included as part of the permanent record. **Please be advised that public comments submitted by email or any other format to the City are public records that will be made available for public viewing.**

Individuals who wish to share their comments with Council during the meeting may do so in a variety of ways:

- Attend the City Council Meeting in person and fill out a comment card or raise your hand to request to comment on the current agenda item(s).
- Participate via Zoom, by visiting www.LaVerneCA.gov/zoom where you will be automatically redirected to the meeting or call into the meeting via phone **1-669-900-6833** and enter **ID 812 9529 3991** when prompted. Public comments via Zoom may be accepted for the agenda items listed within the **Consent Calendar, Public Hearing** and **Discussion Calendar** sections of the agenda. Zoom participants who violate decorum protocols will be called to order by the presiding officer and if a violation continues, will be muted by direction of the presiding officer.
- Once items are considered by the City Council, no further public comment on that matter will be accepted. A time limit of 3-minutes is set for all public comments.

Council Meeting Decorum: Per the City's Rules for Decorum, all Speakers and Members of the Audience are to conduct themselves with decorum and not engage in willful conduct which interrupts the meeting or with the orderly conduct of the meeting.

CLOSED SESSION AGENDA - 5:30 PM

CALL TO ORDER

ROLL CALL

Council Member Steven F. Johnson, Council Member Wendy Lau, Council Member Rick Crosby, Mayor Pro Tem Meshal "Kash" Kashifalghita, and Mayor Tim Hepburn.

CLOSED SESSION TOPIC(S)

Conference with Labor Negotiators, pursuant to Government Code Section 54957.6:

Negotiators: City Manager, Assistant City Manager, and City Attorney.

Employee Organization(s): La Verne City Employees Association, La Verne Fire Middle Management Association, La Verne Police Middle Management Association, and all Unrepresented Employees.

Conference with Legal Counsel, Existing Litigation pursuant to California Government Code section 54956.9(d)(1) – Five (5) cases:

Guerrero v. City of La Verne, et al., Los Angeles Superior Court Case No. 2:23-cv-00644-JAK-E

Ramirez v. City of La Verne, et al., Los Angeles Superior Court Case No. 24PSCV00767

Ruiz v. City of La Verne, et al., Los Angeles Superior Court Case No. 23PSCV02495

Smith v. City of La Verne, et al., Los Angeles Superior Court Case No. 2:23-cv-00644-JAK-2

Gonzales v. City of La Verne, et al., Los Angeles Superior Court Case No. 24STCV34625

The City Council will recess and reconvene at 6:30 PM for the regularly scheduled City Council meeting.

REGULAR CITY COUNCIL MEETING - 6:30 PM

PLEDGE OF ALLEGIANCE - DANIELLE LEWIS ARMY SERGEANT (E-5)

ROLL CALL

Council Member Steven F. Johnson, Council Member Wendy Lau, Council Member Rick Crosby, Mayor Pro Tem Meshal “Kash” Kashifalghita, and Mayor Tim Hepburn.

PRESENTATIONS

University of La Verne Women's Volleyball - The 2025 University of La Verne women’s volleyball team delivered one of the most remarkable seasons in program history, finishing 30–3 overall and 15–1 in SCIAC while earning the No. 1 national ranking for seven consecutive weeks and remaining in the Top 10 all season. The Leopards captured the SCIAC Regular Season Championship and were led by Head Coach Jeff Hendershot, who surpassed 100 career wins and was honored, along with his staff, as SCIAC Coaching Staff of the Year. National accolades followed, highlighted by Mya Ray being named NCAA Division III National Player of the Year and becoming the program’s first 2,000-kill athlete, alongside multiple All-American and All-Region selections. In the postseason, La Verne claimed the Regional Championship, advanced through the Elite Eight and Final Four, and returned to the NCAA National Championship match for the first time since 2008, finishing as the 2025 National Runner-Up. With 30 wins, record-breaking performances, and a return to the national stage, the Leopards didn’t just make history — they launched a new era of La Verne volleyball.

Players:	Kimi Watanabe-Mayhew	America Reynaga	Mortan Watkins
Vanessa Marquez	Emma Yogan	Tova Craig	Zacky Coaston

Lauren Gott	Valerie Gallegos	Lexi Giacobbe	Kaitlyn Bloomer
Bella Hargrave	Mariah Ray	Malia Capistrano	Abigail Montana
Keilani Mumolo	Kamea Vongfak	Mya Ray	Alanna Jones
Brisa Necochea	Isabella Emanuele	Sophia-Allessandra Nunez	

Coaches:	Jeff Hendershot	Randi Taylor-Toomay	Mario Meza
Jack Coberly	Ayana Mier		

Support Staff:	Kaitlyn Patterson	Josh Davis	
-----------------------	-------------------	------------	--

Fire Chief Swearing In - City Council will conduct the ceremonial oath of office for Fire Chief Coatney.

ANNOUNCEMENTS OF UPCOMING COMMUNITY EVENTS

(Any person who wishes to make a brief announcement of a future community event that is open to the public may do so at this time.)

CONSENT CALENDAR

(All items on the Consent Calendar are routine and will be enacted by one motion unless a member of the Council or member of the audience requests separate discussion.)

1. City Council Minutes of the Closed Session & Regular meeting of January 20, 2026.

Recommendation: That the City Council approve the minutes.

2. City Council Special Meeting Minutes of December 16, 2025.

Recommendation: That the City Council approve the minutes of the special meeting.

3. Register of Audited Demands in the amount of \$1,244,095.25 dated 01/07/26, and in the amount of \$2,570,761.26 dated 01/14/26, and in the amount of \$382,493.02 dated 01/21/26.

Recommendation: That the City Council approved the audited demands.

4. Quarterly Treasurers Report Ending December 31, 2025. The Quarterly Treasurer’s Report provides an overview of the City’s cash and investment holdings as of December 31, 2025. The report confirms compliance with the City’s investment policy as set forth in Administrative Regulation Number 215, the Statement of Investment Policy, and the State of California’s Government Code (GC) Section 53646.

Recommendation: That the City Council receive and file the Quarterly Treasurer’s Report for the period ending December 31, 2025.

5. Declaration of Intention to Provide Weed Abatement on Specific Properties. Each year, the

County of Los Angeles Department of Agricultural Commissioner/Weights & Measures conducts inspection for weeds, brush, rubbish, and refuse on public and private property that may be considered a seasonal and recurrent nuisance. A list of properties is provided the City for review. City Council is then required to declare its intention to provide for this abatement and set a public hearing for affected property owners to register objections to said abatement.

Recommendation: That the City Council adopt a Resolution titled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, DECLARING THAT WEEDS, BRUSH, RUBBISH AND REFUSE UPON OR IN FRONT OF SPECIFIED PROPERTY IN THE CITY ARE A SEASONAL AND RECURRENT PUBLIC NUISANCE AND DECLARING ITS INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF" declaring the intention to provide for the abatement of weeds, brush, rubbish and refuse and setting a public hearing for Tuesday, February 17, 2026, at 6:30 p.m.

6. **Making Determination of Exemption from the California Environmental Quality Act Pursuant to the Common Sense Exemption of CEQA Guidelines Section 15061 (B) (3) and Second Reading and Adoption of "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, AMENDING THE OLD TOWN LA VERNE SPECIFIC PLAN TO REVISE THE MINIMUM DENSITY REQUIREMENT IN THE MIXED-USE 1 LAND USE DISTRICT FROM 38 TO 20 DWELLING UNITS/ACRE."** Second Reading and Adoption of an Ordinance Amending the Old Town La Verne Specific Plan for a minimum density of 20 dwelling units to the acre in the Mixed Use 1 District and making California Environmental Quality Act determinations.

Recommendation: That the City Council adopt an Ordinance, entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, AMENDING THE OLD TOWN LA VERNE SPECIFIC PLAN TO REVISE THE MINIMUM DENSITY REQUIREMENT IN THE MIXED-USE 1 LAND USE DISTRICT FROM 38 TO 20 DWELLING UNITS/ACRE" and find that the adoption is exempt from the California Environment Quality Act pursuant to the common sense exemption of CEQA Guidelines section 15061(b)(3).

PUBLIC HEARINGS - NONE

DISCUSSION CALENDAR

7. **Update and Discussion on Increased Wireless/Cellular Coverage in North La Verne.** The City Council requested an update on the efforts to increase wireless/cellular coverage in the North La Verne area due to service holes and concerns over public safety.

Recommendation: That the City Council receive and file this report and provide Staff appropriate direction to encourage greater wireless coverage in North La Verne.

8. **Tri-City Mental Health Authority Governing Board Representative Appointment.** Tri-City Mental Health Authority is seeking to fill a Governing Board vacancy following the November 2025 resignation of Carolyn Cockrell. Tri-City Mental Health Authority Liaisons Councilmembers Lau and Johnson reviewed the applications and recommend appointing Trent West to the Governing Board.

Recommendation: That the City Council appoint Trent West to serve on as La Verne's Tri-City Mental Health Authority Governing Board representative.

PUBLIC COMMENTS

This is the time set aside for anyone wishing to address the City Council on items not listed in any other place on the agenda and within the subject matter jurisdiction of the City Council. Under the provisions of the Brown Act, the legislative body is prohibited from talking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion later. Please email your public comment to the City Clerk's Office at cityclerk@LaVerneCA.gov. Your public comment will be shared with the City Council and included as part of the permanent record. There is a 3-minute time limit on public comments.

COUNCIL COMMENTS AND CONFERENCE/MEETING REPORTS

Each Council Member may address the Council and public on matters of general information and/or concern. This is also the time for Council Members to report on conferences and/or meetings they have attended per Assembly Bill 1234.

ADJOURNMENT

Adjournment in Honor of Lupe Gaeta Estrella - Lupe was born and raised in La Verne, where she built both her life and her legacy. In 1979, she began her career with the City of La Verne as a Clerk Typist and over the next four decades, Lupe served the City in numerous roles in the City Clerk's Office, primarily as the Assistant City Clerk, ending her career officially as the City Clerk. Her more than 40 years of service reflected a deep commitment to public service and to the community she loved.

Lupe's relationship with the City of La Verne extended far beyond her professional roles. Her career was truly a testament to love, family, and community, as several members of her family also served the City, including her sons Gilbert Jr. and Sean, her sister Amelia, and her brothers John and Eddie. Lupe was the light in every room. She had a generous spirit, always ready to help anyone who crossed her path.

Above all else, Lupe cherished her family. She was a devoted wife to Gilbert Sr. and a loving mother to Sean and Gilbert Jr. She was also a proud grandmother to Joseph, Zachary, and Zoey, whom she adored. In her free time, she enjoyed going to the movies and shopping, and she was often seen driving around town on her way to her favorite local theater or clothing store.

Lupe passed away peacefully on January 18, 2026, at the age of 66. Lupe Gaeta Estrella leaves behind a lasting legacy of service, compassion, and community that will endure in the City of La Verne. Those who worked with her and were fortunate to know her will carry forward her generosity, dedication, and love for this community.

DUE TO THE PRESIDENTS' DAY HOLIDAY, THE NEXT REGULAR MEETING OF THE LA VERNE CITY COUNCIL SCHEDULED FOR MONDAY, FEBRUARY 16, 2026, WILL BE HELD ON TUESDAY, FEBRUARY 17, 2026, AT 5:30 PM

Posting Statement: A true copy of this Agenda was posted on January 27, 2026, on the bulletin board at La Verne City Hall, 3660 D Street, La Verne, and on the City's website at www.LaVerneCA.gov.

RESIDENT INFORMATION

UPCOMING EVENTS AND MEETINGS

Tuesday, February 3 - Development Review committee, City Hall, 9:00 am

Saturday, February 7 - Strategic Planning Session, City Hall, 9:00 am

Monday, February 9 - Senior Movie Matinee, LV Community Center, 12:30 pm - 3:00 pm

Wednesday, February 11 - Planning Commission meeting, City Hall, 6:30 pm

Friday, February 13 - Dance for Those with Intellectual and Developmental Disabilities, LV Community Center, 5:00 pm - 8:00 pm

Tuesday, February 17 - City Council meeting, City Hall Council Chamber, 5:30 pm

Wednesday, February 18 - State of the City, ULV Abraham Campus Center, 2000 2nd Street, La Verne, 8:00 am - 10:00 am

Wednesday, February 18 - Senior Advisory Committee meeting, LV Community Center, 10:00 am

Wednesday, February 18 - Finance Commission meeting, City Hall, 6:30 pm



CITY OF LA VERNE

MINUTES OF THE CLOSED SESSION & REGULAR MEETING OF THE CITY COUNCIL ON JANUARY 20, 2026

ACTION MINUTES "SEE ITALICS"

CLOSED SESSION AGENDA - 5:30 PM

CALL TO ORDER - *meeting called to order at 5:30 PM*

ROLL CALL *Council Member Steven F. Johnson, Council Member Wendy Lau, Council Member Rick Crosby, Mayor Pro Tem Meshal "Kash" Kashifalghita, and Mayor Tim Hepburn.*

Council Members Present: Crosby, Johnson, Lau, Kashifalghita, and Hepburn.

Council Members Absent: None

Advisory Staff Present: City Manager Domer, Assistant City Attorney Tsai, and Assistant City Manager Ranells.

CLOSED SESSION TOPIC

Assistant City Attorney Tsai read the closed session items for the record. It is anticipated there will be no report out.

Conference with Labor Negotiators, pursuant to Government Code Section 54957.6:

Negotiators: City Manager, Assistant City Manager, and City Attorney.

Employee Organization(s): La Verne City Employees Association, La Verne Firefighters Association, La Verne Fire Middle Management Association, La Verne Police Officers Association, La Verne Police Middle Management Association, and all Unrepresented Employees.

Public Employee Performance Evaluation, Pursuant to Government Code Section 54957(b)(1): Title: City Manager

The City Council recessed at 5:32 PM and will reconvene at 6:30 PM for the regularly scheduled City Council meeting.

REGULAR CITY COUNCIL MEETING - 6:30 PM - meeting was called to order at 6:37 PM.

PLEDGE OF ALLEGIANCE - US Army Sergeant Veteran, Karl Bauer

Mayor Pro Tem Kashifalghita, on behalf of the City Council, presented Karl with a Pride of La Verne certificate.

ROLL CALL *Council Member Steven F. Johnson, Council Member Wendy Lau, Council Member Rick Crosby, Mayor Pro Tem Meshal "Kash" Kashifalghita, and Mayor Tim Hepburn.*

Council Members Present: Crosby, Johnson, Lau, Kashifalghita, and Hepburn.

Council Members Absent: None

Advisory Staff Present: City Manager Domer, Assistant City Attorney Tsai, and Assistant City Manager Ranells.

PRESENTATIONS

Damien Boys Water Polo - Damien High School Water Polo delivered a standout 2025 season, finishing 19–16 overall and 5–3 in Baseline League play to earn second place in league. The Spartans capped the year with a memorable CIF Southern Section Division 2 playoff run, advancing to the championship match and qualifying for the CIF State Tournament.

Damien’s postseason success was defined by resilience and composure, as the Spartans earned three overtime victories during the CIFSS playoffs to reach the Division 2 finals. Their ability to perform in high-pressure moments became a hallmark of the team’s identity.

Individual honors: Zack Montoya, Aaron Kashifalghita, and Zachariah Verduzco-Murphy earning First Team All-Baseline League recognition. Kieran Gore and Maddox Redfearn were named Second Team All-Baseline League, while Benjamin Shehee and Brennon Dallas earned Honorable Mention All-Baseline League honors.

With a league runner-up finish, a Division 2 finals appearance, and a berth in the CIF State Tournament, the 2025 Spartans set a high standard and built strong momentum for the program’s future.

Team coaches are Robert Echeverria and Jesse Johnston. Players are:

Darren Cheng	Brennon Dallas	Brayden Drown	Liam Ferrer
Landen Garca	Kieran Gore	Jonathan Jimenez	Aaron Kashifalghita
Landon Mendoza	Zachkary Montoya	Ralph Munoz	Diego Negrete
Maddoz Redfearn	Luke Rudy	Benjamin Shehee	Jorge Solis
Diego Solis	Zechariah Verduzco-Murphy		

City Council presented each player with a Pride of La Verne certificate and an In-n-Out gift card.

Christmas Morning Volunteers Recognition - The Christmas Morning event requires detailed coordination from City Staff across numerous departments and selfless volunteers from the community to ensure that Santa greets every resident on Christmas Morning. During this time, we honor all who assisted in the Christmas Morning event.

City Council presented each volunteer with a Pride of La Verne certificate.

Martin Luther King Day Proclamation - We honor the life and legacy of the Reverend Dr. Martin Luther King, Jr., a transformative leader whose courage, compassion, and moral clarity reshaped our nation and moved us closer to justice.

City Council presented CASI with the Martin Luther King, Jr. Day Proclamation.

ANNOUNCEMENTS OF UPCOMING COMMUNITY EVENTS

(Any person who wishes to make a brief announcement of a future community event that is open to the public may do so at this time.)

Public Announcements received from: Sherry Best LV Historical Society President, Andrea Blockinger City Admin Analyst, Adrian Romero LV Library Manager, Danita Beauchamp Resident, and Matthew Duran Chamber of Commerce Director.

Council Comments received from: Council Member Crosby, regarding the YFAC meeting date, and Mayor Hepburn regarding fire detectors and scams requesting money from residents.

CONSENT CALENDAR

(All items on the Consent Calendar are routine and will be enacted by one motion unless a member of the Council or member of the audience requests separate discussion.)

After confirming no items were pulled, all Consent Calendar items were approved by a vote of 5-0, as moved by Kashifalghita and seconded by Lau.

1. City Council Minutes of the Closed Session & Regular meeting of December 15, 2025.

Recommendation: That the City Council approve the minutes. *Approved*

2. Register of Audited Demands in the amount of \$565,563.28, dated 12/11/25, and in the amount of \$2,591,381.59 dated 12/17/25, and in the amount of \$1,669,457.89, dated 12/22/25.

Recommendation: That the City Council approve the audited demands. *Approved*

3. Award of Contract to Miracle Recreation Equipment Company for Kuns Park Playground Replacement. Due to being over 30 years old, the Kuns Park playground is a candidate for modernization and accessibility improvements. Staff recommends awarding a contract to Miracle Recreation Equipment Company through the SourceWell cooperative purchasing program for the installation of a new, ADA-compliant play structure with rubberized surfacing and integrated shade structure.

Recommendation: That the City Council:

1. Award a contract to Miracle Recreation Equipment Company in the amount of \$196,684.07 for the removal, site preparation, and installation of playground equipment at Kuns Park; and
2. Adopt a Resolution amending the Fiscal Year 2025-26 Adopted Budget in the amount of \$198,184.07 within the Measure A Fund to fully fund the Kuns Park Playground Equipment Project (Project No. PK2601).

Both recommendations were approved.

4. Annual Comprehensive Financial Report for Year Ending June 30, 2025. The City has completed its Annual Comprehensive Financial Report (ACFR) for the fiscal year ending June

30, 2025. The ACFR, detailing the City's financial position and operating activities, is accessible on the City's website: www.laverneca.gov/ACFR.

Recommendation: That the City Council receive and file the Annual Comprehensive Financial Report which includes a Report on Internal Control over Financial Reporting and on Compliance and Other Matters, along with the Auditor Letter to the City Council for the fiscal year ended June 30, 2025. *Approved*

5. **Resolution Adopting a Salary Chart for Part-Time Employees.** The attached resolution and associated part-time salary table reflect adjustments in compensation resulting from increases in the California Minimum Wage.

Recommendation: That the City Council adopt the attached Resolution titled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, ADOPTING A SALARY CHART FOR PART-TIME EMPLOYEES." *Approved*

6. **Second Reading and Adoption of an Ordinance Pertaining to Regulating Unmanned Aircraft.** City Council is asked to adopt an ordinance establishing local regulations governing the takeoff and landing of Unmanned Aircraft Systems (UAS), commonly referred to as drones. Adoption of this ordinance ensures alignment with Federal Aviation Administration (FAA) authority while appropriately exercising the City's authority to regulate activities impacting public safety.

Recommendation: That the City Council adopt Ordinance 26-1138, entitled "AN ORDINANCE OF THE CITY COUNCIL, CITY OF LA VERNE, CALIFORNIA, ADDING CHAPTER 8.37 TO TITLE 8 OF THE LA VERNE MUNICIPAL CODE REGULATING THE USE OF UNMANNED AIRCRAFT SYSTEMS (DRONES)." *Approved*

PUBLIC HEARINGS

7. **Ordinance Adopting the 2026 Los Angeles County Building Code and 2025 Fire Code and Green Building Code by Reference and Determination of Exemption from the California Environmental Quality Act Pursuant to CEQA Guidelines Section 15061(b)(3).** The adoption of the 2026 Los Angeles County Building, the 2025 California Fire Code, and the Green Building Standards Code are required under the California Health and Safety Code. These codes are established to provide the City of La Verne with the minimum construction and property maintenance standards that promote the health and welfare of the public, to make buildings more efficient in the use of materials and energy, and to reduce environmental impact during and after construction.

Recommendation: That the City Council adopt the attached Ordinance adopting Title 26 – Building Code of the Los Angeles County Code, Title 27 – Electrical Code of the Los Angeles County Code, Title 28 – Plumbing Code of the Los Angeles County Code, Title 29 – Mechanical Code of the Los Angeles County Code, Title 30 – Residential Code of the Los Angeles County Code, Title 24 Part 9 – California Fire Code including Appendices Chapters 4, B, C, D, and I, Title 24 Part 7 – Wildland-Urban Interface Code which includes Appendices Chapters A, B, C, D, F, G, H and I, Title 24 Part 11 – California Green Building Code, and the City of La Verne amendments to portions of these codes also known as the 2025 California Building Standards Code, by reference, with certain changes and modifications, and making revisions thereto.

Mayor Hepburn opened the Public Hearing and City Engineer Howing reported on this item.

Council Comments: None

Public Comments: Danita Beauchamp

It was moved by Kashifalghita, seconded by Crosby, and approved by a vote of 5-0.

8. **Community Development Block Grant Program for 2026-27.** This is the 52nd funding year for the Community Development Block Grant Program. According to the Los Angeles Council Community Development Block Grant Bulletin, the City of La Verne is anticipated to be allocated \$137,721 in Community Development Block Grant funds. This item approves participation in the program and how to spend the funds.

Recommendation:

That the City Council conduct a Public Hearing, and upon closing the Public Hearing, approve a Resolution titled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, APPROVING PARTICIPATION IN THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND SELECTING CERTAIN PROJECTS FOR FUNDING IN THE FISCAL YEAR 2026 - 2027."

Mayor Hepburn opened the Public Hearing and Assistant Planner Chin reported on this item.

Council Comments: Council Member Crosby ask if some of these funds could be used for other parks, for inclusive playgrounds.

Mayor Hepburn stated originally we couldn't use it, it was mostly for the lunch program.

Public Comments: Danita Beauchamp

City Manager Domer addressed the use of funds question and the ADA compliance question.

It was moved by Crosby, seconded by Lau, and approved by a vote of 5-0.

9. **Ordinance Amending the Old Town La Verne Specific Plan for Minimum Density Requirement in the Mixed-Use 1 Land District and Making Determination of Exemption from the California Environment Quality Act Pursuant to the Common Sense Exemption of CEQA Guidelines Section 15061(b)(3).** Ordinance Amending the Old Town La Verne Specific Plan for Minimum Density Requirement from 38 to 20 dwelling units per acre in the Mixed-Use 1 Land District and Making Determination of Exemption from the California Environment Quality Act Pursuant to the Common Sense Exemption of CEQA Guidelines Section 15061(b)(3).

Recommendation: That the City Council conduct a Public Hearing, and introduce by title only and waive further reading of an Ordinance titled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, AMENDING THE OLD TOWN LA VERNE SPECIFIC PLAN TO REVISE THE MINIMUM DENSITY REQUIREMENT IN THE MIXED-USE 1 LAND USE DISTRICT FROM 38 TO 20 DWELLING UNITS/ACRE" and find that the adoption is exempt from the California Environment Quality Act pursuant to the common sense exemption of CEQA Guidelines section 15061(b)(3).

Mayor Hepburn opened the Public Hearing and City Manager Domer and Assistant City Attorney Kranitz reported on this item.

Council Discussion/Comments: Council had various comments, thoughts, and questions.

Public Comments: Kathy Kalousek and Virginia Beltran

It was moved by Lau, seconded by Kashifalghita, and approved by a vote of 5-0.

DISCUSSION CALENDAR

10. **Discussion Regarding San Gabriel Valley Council of Governments and City of Pomona Arrow Highway Class IV Two-Way Bikeway Project Design and Potential City of La Verne Participation for Arrow Highway Rehabilitation.** SGVCOG and the City of Pomona have finalized design plans for Class IV protected bikeways along Arrow Highway as part of a regional project to improve multimodal access to the Metro A-Line. The City Council is asked to provide input on potentially extending the bikeway to White Avenue as well as City investment in the Arrow Highway street improvements within the City's jurisdiction.

Recommendation: That the City Council provide direction to staff on coordinating with the San Gabriel Valley Council of Governments (SGVCOG) and the City of Pomona on the design of the bikeway's terminus and connectivity at the White Avenue/Arrow Highway intersection and the roadway segment within the La Verne city limits, including opportunities to incorporate pavement rehabilitation as part of the project.

Public Works Director Wu and Roy Cho SGVCOG Project Manager, reported on this item.

Council Discussion/Comments: Council engaged in a lengthy discussion regarding the many facets of this project and the ultimate desired outcome.

Public Comments: Jaime Riley, Danita Beauchamp, Richard Bowen, and Terry Prentice.

Council gave direction to move forward looking at specific items related to design, lane width, the reduction of medians, and the back up on eastbound Arrow and bring back to Council a design close to final for better understanding and final decision.

11. **Approving a Memorandum of Understanding Between the City of La Verne and the La Verne Police Officers' Association and Authorizing Execution by the City Manager.** Consideration and approval of a successor Memorandum of Understanding (MOU) between the City of La Verne and the La Verne Police Officers' Association (LVPOA). The proposed actions include approving the new MOU, authorizing the City Manager to execute the agreement, appropriating Measure LV funds to the Fiscal Year 2025/26 Budget, and adopting a resolution establishing the updated salary chart for full-time employees.

Recommendation: That the City Council:

1. Approve a Memorandum of Understanding between the City of La Verne and the La Verne Police Officers' Association; and

2. Authorize the City Manager to execute the Memorandum of Understanding with the La Verne Police Officers' Association.

Assistant City Manager Ranells reported on this item.

Council Discussion/Comments: Council Member Crosby and Mayor Hepburn thanked all involved in bringing this negotiation to completion.

Public Comments: Andrew Mckinley President of the LV Police Officers Association

It was moved by Lau, seconded by Kashifalghita, and approved by a vote of 5-0.

12. **Resolution Adopting a Salary Chart for Full-Time Employees.** The attached resolution and associated full-time salary chart reflect negotiated and required compensation adjustments for certain full-time employee classifications, including increases for La Verne Police Officer Association employees, the Ambulance Operator position, and a previously approved, but deferred, salary adjustment for the City Manager position.

Recommendation: That the City Council adopt the Resolution titled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, ADOPTING A SALARY CHART FOR FULL-TIME EMPLOYEES."

Assistant City Manager Ranells reported on this item.

Council Comments: Council Member Crosby appreciates the leadership example of City Manager Domer.

Public Comments: Richard Bowen

It was moved by Johnson, seconded by Kashifalghita, and approved by a vote of 5-0.

PUBLIC COMMENTS

This is the time set aside for anyone wishing to address the City Council on items not listed in any other place on the agenda and within the subject matter jurisdiction of the City Council. Under the provisions of the Brown Act, the legislative body is prohibited from talking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion later. Please email your public comment to the City Clerk's Office at cityclerk@LaVerneCA.gov. Your public comment will be shared with the City Council and included as part of the permanent record. There is a 3-minute time limit on public comments.

Public Comments received from: Terry Prentice, Raymond Swain, Sherry Best, Barbara Smythe, Virginia Beltran, Richard Bowen, and Danita Beauchamp.

COUNCIL COMMENTS AND CONFERENCE/MEETING REPORTS

Each Council Member may address the Council and public on matters of general information and/or concern. This is also the time for Council Members to report on conferences and/or meetings they have attended per Assembly Bill 1234.

Council Member Lau thanked the volunteers for the Christmas morning event, congratulations to Chief Coatney and best wishes to Chief Nigg, also there will be a Tri-City Mental Health meeting which Council Member Johnson will attend, as I'll be out of town, and thank you to the residents of La Verne that applied for the Tri-City opening, and just a reminder of the Strategic Plan meeting on Saturday, February 7th.

Council Member Crosby wished everyone a happy new year.

Council Member Johnson wished all a happy new year also.

Mayor Pro Tem Kashifalghita thanked everyone who participated in the different events during the holidays, also thanked Public Safety for replacing the neighborhood watch signs, and appreciates his colleagues on the Council.

Mayor Hepburn thanked city staff, council colleagues and residents, and stated we have a great community here and we strive to listen and do things if we possibly can.

ADJOURNMENT - meeting adjourned at 9:48 PM.

Respectfully submitted,

*Debra Fritz, CMC
Deputy City Clerk*



CITY OF LAVERNE

MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL ON DECEMBER 16, 2025

ACTION MINUTES

“See Italics”

CALL TO ORDER – *Meeting called to order at 4:04 PM*

ROLL CALL Council Member Steven F. Johnson, Council Member Wendy Lau, Council Member Rick Crosby, Mayor Pro Tem Meshal “Kash” Kashifalghita, and Mayor Tim Hepburn

Council Members Present: Crosby, Johnson, Kashifalghita, and Hepburn.

Council Members Absent: Lau

Advisory Staff Present: City Manager Domer, and City Attorney Hall Barlow

PLEDGE OF ALLEGIANCE - *led by Mayor Pro Tem Kashifalghita*

PUBLIC HEARING - APPEAL OF MENACING DOG DETERMINATION

1. **Appeal of the Inland Valley Humane Society's menacing dog determination is being made by dog owner Richard Espinoza.**

PUBLIC COMMENTS: *Nikole Bresciani, CEO/President Inland Valley Humane Society*

SWEARING IN OF WITNESSES - *Witnesses giving testimony were sworn in by the Deputy City Clerk.*

APPELLANT TESTIMONY - *Appellant Espinoza presented his case.*

COUNCIL QUESTIONS/COMMENTS - *Council asked clarifying questions regarding testimony given.*

INLAND VALLEY HUMANE SOCIETY TESTIMONY - *Officer Espinoza presented the facts of the case/investigation, with follow-up testimony from Officer Gonzales*

ADDITIONAL WITNESS TESTIMONY - *Kaylie Arola testified to the incident on 8/18/25 where she was bitten by Phat Girl, while trying to protect her sister, Chloe Arola who was bitten by Rihanna. Valerie Espinoza, parent to Kaylie Arola also testified to the events on 8/18/25.*

REBUTTAL TESTIMONY - *Appellant Espinoza gave rebuttal testimony.*

Meeting recessed into Closed Session at 5:05 PM, per City Attorney Barlow a decision will be rendered within 10 days.

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING OR ANTICIPATED LITIGATION (pursuant to Government Code Section 54956.9)

City Council's decision was to uphold the findings of Inland Valley Humane Society. See attached decision letter.

Respectfully submitted,

*Debra Fritz, CMC
Deputy City Clerk
City of La Verne*

BEFORE CITY OF LA VERNE

CITY COUNCIL

IN THE MATTER OF

RICHARD ESPINOZA, II,

Appellant,

REGARDING Potentially Dangerous Dog
Hearing of September 9, 2025

**FINDINGS AND DETERMINATION UPHOLDING
DECISION OF HEARING OFFICER HAROLD W.
HOLMES, ESQ.**

The City Council of the City of La Verne, having on December 16, 2025 completed the hearing on the appeal of Richard Espinoza, II (“Espinoza”) to the Hearing Findings and Decision of County of Los Angeles Department of Animal Care and Control Executive Assistant, Harold W. Homes, Esq., dated September 29, 2025, hereby makes the following Findings and Determination.

I. Background Facts.

On August 21, 2025, Espinoza’ dogs “Rhianna” and “Phat Girl” were impounded from his residence at 816 Lake Avenue, La Verne, California 91750 by the Inland Valley Humane Society (“IVHS”). IVHS sought a Vicious Dog declaration for “Rhianna” and a Potentially Dangerous Dog declaration for “Phat Girl.” Espinoza requested a hearing. Subsequently, IVHS also sought Potentially Dangerous Dog declarations for Espinoza’s dogs “Gilligan” and “Zeus.” A hearing was held beginning on September 9, 2025, continuing on September 15, 2025, and concluding on September 29, 2025. The hearing included substantial testimony from witnesses, investigators and Espinoza. The testimony is described thoroughly in the Hearing Findings and Decision dated September 29, 2025, so we do not repeat it here.

After hearing and considering all the testimony and evidence, the hearing officer determined that IVHS had established the following facts:

1. "Rhianna" bit Ryan RUSSELL ON April 24, 2025, causing a severe injury, bit Chloe ARP:A on August 18, 2025, causing a severe injury, and bit Tristan AROLA on an unknown date in September 2024.
2. "Phat Girl" bit Ryan RUSSELL on April 24, 2025, bit Kaylie AROLA ON August 18, 2025, and demonstrated a propensity, tendency or disposition to attack unprovoked, to cause injury, or to otherwise threaten the safety of human beings on August 18, 2025.
3. "Gilligan" demonstrated a propensity, tendency or disposition to attack unprovoked, to cause injury, or to otherwise threaten the safety of human beings on April 24, 2025, and bit Kaylie AROLA on August 18, 2025.
4. "Zeus" demonstrated a propensity, tendency or disposition to attack unprovoked, to cause injury, or to otherwise threaten the safety of human beings on April 24, 2025, and August 18, 2025.

The hearing officer therefore declared Rhianna to be a Vicious Dog and ordered her to be humanely euthanized. Phat Girl, Gilligan and Zeus were each declared to be a Potentially Dangerous Dog, and the hearing officer imposed terms and conditions for their continued ownership and maintenance. IVHS has retained custody of Rhianna and Phat Girl pending appeal and/or compliance with the order. Portions of the order were stayed pending appeal.

Espinoza appealed the hearing officer's decision to the La Verne City Council pursuant to the terms of La Verne Municipal Code section 6.25.050. Espinoza was duly notified that the appeal would be heard at a special meeting of the City Council to be held on December 16, 2025.

II. The Appeal Hearing.

The meeting was called to order by Mayor Hepburn. Mayor Pro Tem Kashifalghita, and Council

Members Crosby and Johnson were also in attendance. Council Member Lau was absent. The Mayor advised the parties that they had been provided with all evidence previously submitted, as well as the written decision of the hearing officer in advance of the appeal hearing and all members had read the information. He stated the rules for the hearing, including time limits for public comment, and the presentation of evidence and argument. Espinoza appeared at the Appeal Hearing on his own behalf. All witnesses were sworn by the Deputy City Clerk. Public comment was permitted on the matter in accordance with the requirements of the Brown Act. Espinoza was given fifteen (15) minutes to present his evidence and argument in support of his appeal. IVHS was given fifteen (15) minutes to present its evidence and argument in support of the hearing officer's decision. Espinoza was then given an additional five (5) minutes to rebut any of IVHS's evidence and closing argument.

A. Mr. Espinoza's Case.

Mr. Espinoza provided both testimony and argument during his initial presentation. He did not provide any additional evidence which the Council found relevant to its decision. In sum, he offered multiple print outs from Google AI and the ASPCA website referencing dogs' responses to persons using methamphetamines and fentanyl, heroin, psilocybin mushrooms, marijuana, so-called "bath salts," metabolism rates for alcohol and marijuana and factors affecting the rates, detection of THC metabolites and alcohol through testing, undated printouts of news articles, one including a date of April 22, 2015, a copy of a post from October 2024 including a family photo of Valerie Espinoza's family, including two of the children who were bitten, copies of a declaration from his mother and co-owner of the dogs, Virginia Espinoza dated September 5, 2025, which appears to have been submitted during the underlying hearing, as was Espinoza's of the same date (Exhibit 38); however, we cannot ascertain from the record whether it was admitted into evidence or if it was given an exhibit number¹. The Google AI and ASPCA website printouts were not admitted into evidence as they are irrelevant to these

¹ Virginia Espinoza was present at the underlying hearing but did not testify.

proceedings, particularly since Espinoza failed to offer any evidence that any of the victims of the bites which presaged this matter were under the influence of drugs or alcohol at the time of any of the attacks, or that any had been tested for such substances. Espinoza's speculation that any drug or alcohol use triggered the attacks is unsubstantiated by evidence of any kind. For the same reason, we decline to admit the print outs of news stories or summaries, which do not appear to have any bearing on the events which led to this proceeding. While we admit the declaration of Virginia Espinoza, the absence of any live testimony, either in the proceedings before the hearing officer or here, make them essentially hearsay with little value or weight.

B. IVHS's Case.

In support of the hearing officer's decision, the following witnesses testified: Kaylie Arola (one of the victims), Valerie Espinoza (mother of Kaylie and step-mother of victim Chloe Arola and a witness to the events), IVHS Officer Stephanie Aldaco and IVHS Officer Robert Gonzalez. Each of these witnesses credibly testified to the events which are detailed in the hearing officer's Findings and Decision.

C. Espinoza's Rebuttal.

Mr. Espinoza clearly cares deeply for his dogs. However, Espinoza failed, in either his own testimony or in contradictory evidence or rebuttal, to undermine or challenge the substance of the critical events. Indeed, he never offered credible evidence that the bite incidents which form the basis for the decision appealed did not occur or were not attributable to his dogs. His efforts to blame the victims who were bitten have no evidentiary support. Assumptions, innuendoes and speculation fueled Espinoza's entire argument. While he loves his dogs, which is commendable, he failed to demonstrate that the hearing officer's decision is incorrect or that the conditions imposed are unreasonable or cannot be implemented.

III. The Imposed Penalty and Conditions.

The hearing officer declared Rhianna to be Vicious Dog, determining that she must be humanely

ethanized to protect the public health and safety. Phat Girl, Gilligan and Zeus were all declared Dangerous Dogs under the law, requiring that they may be kept – whether by Espinoza or someone else -- only if certain conditions are met. Espinoza offered no evidence or argument that the conditions imposed by the hearing officer on Espinoza in order to keep Phat Girl, Gilligan and/or Zeus on his property were infeasible, unreasonable, or impracticable. Nor did he challenge the time period in which the required conditions must be met in order to maintain custody of Gilligan and Zeus or to have Phat Girl returned to his or another’s custody. Finally, he failed to challenge the duration of Dangerous Dog designations for Phat Girl, Gilligan or Zeus.

IV. Determination.

The City Council adopts the hearing officer’s factual findings and upholds the decision of the Hearing Officer to declare Rhiana a Vicious Dog and Phat Girl, Gilligan and Zeus to be Potentially Dangerous. Further, the City Council upholds the determination that Rhiana should be humanely euthanized and the conditions imposed for retention/return of Gilligan, Zeus and Phat Girl should be fully implemented as set forth in the Hearing Findings and Decision dated September 29, 2025. These conditions apply whether Espinoza wishes to take/retain custody of the dogs or whether they are housed elsewhere.

DATED: December 24, 2025



TIM HEPBURN, MAYOR

We concur:

Meshal Kashifalghita, Mayor Pro Tem

Rick Crosby, Council Member

Steven F. Johnson, Council Member

Council Member Wendy Lau took no part in the hearing or determination of this matter.

CITY OF LA VERNE
 REGISTER OF AUDITED DEMANDS
 1/7/2026
 FY 25-26

DEMANDS PRESENTED HAVE BEEN APPROVED CONSISTENT WITH THE CITY'S PURCHASING/FUNDING POLICY AND HAVE BEEN REVIEWED BY THE DIRECTOR FOR ACCURACY AND PROPER APPROVAL.

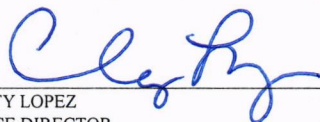
SUMMARY OF DEMANDS

LARGEST 10 CITY DEMAND PAYMENTS OTHER THAN PAYROLL AND RELATED BENEFITS.

	AMOUNT	ISSUED TO	DESCRIPTION
1.	656,621.43	PAVEMENT REHAB COMPANY	SERVICES THRU 10/31/25 CRACK SEAL /SLURRY PROJECT
2.	315,384.41	WASTE MANAGEMENT	DECEMBER 2025 REFUSE SERVICE
3.	42,660.00	MOTOROLA SOLUTIONS, INC.	LPR SOFTWARE LICENSING 11/18/2025 - 11/17/2026 (L.A. CLEAR)
4.	36,641.60	DELL MARKETING LP	DELL PRO COMPUTERS /DOCK P.O. # 37791 AND P.O. #37861
5.	22,179.77	SDI PRESENCE LLC	NOVEMBER 2025 LICENSE AND IT SUPPORT SERVICE
6.	15,252.13	CALIFORNIA JPIA -EXCESS LIABILITY	TRUST ACCOUNT REPLENISHMENT
7.	14,778.32	INTER-CON SECURITY SYSTEMS, INC.	DECEMBER 2025 PARKING ENFORCEMENT
8.	13,462.86	FRONTIER COMMUNICATIONS	NOVEMBER/DECEMBER 2025 PHONE/INTERNET SERVICES VARIOUS LOCATIONS
9.	11,605.92	ECONOLITE SYSTEMS, INC.	NOVEMBER/DECEMBER 2025 PREVENTIVE MAINTENANCE AND ROLLING REPORT
10.	8,886.50	RKA CONSULTING GROUP	AUGUST 2025 EIFD ENGINEERING SERVICES AND METROLINK DOUBLE TRACK PROJECTS
	103,380.49	OTHER DEMANDS	
	<u>\$ 1,240,853.43</u>		

DEMANDS OF \$3,241.82 WERE PAID ON BEHALF OF LA IMPACT FOR LAW ENFORCEMENT TASK FORCE OPERATIONS.

IN ACCORDANCE WITH GOVERNMENT CODE SECTION 37202, I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE REGISTER OF AUDITED DEMANDS.



 CHRISTY LOPEZ
 FINANCE DIRECTOR

CITY OF LA VERNE
 REGISTER OF AUDITED DEMANDS - EXHIBIT A

01/07/26

CHECK NO.	AMOUNT	ISSUED TO
175812	500.00	ALTAF L. ALI, M.D., INC.
175813	115.00	ANITA CLAUDIO
175814	115.00	ANNE PACION
175815	774.97	ATHENS SERVICES
175816	5,783.40	ATKINSON,ANDELSON,LOYA,RUUD & ROMO
175817	89.47	BOUSHRA BETTIR
175818	261.28	BROOKS-ALLAN
175819	60.00	BURRO CANYON SHOOTING PARK
175820	27.67	C & E LUMBER COMPANY
175821	1,560.00	STATE OF CALIFORNIA
175822	813.14	CHARTER COMMUNICATIONS
175823	125.00	CHIBI BREWS, LLC
175824	828.00	RETIRED SENIOR VOLUNTEER PATROL
175825	14.20	CODE FOR BROKE, INC.
175826	291.71	COLLEY FORD
175827	703.56	CUSTOM WATER, INC.
175828	200.00	D.F. POLYGRAPH
175829	36,641.60	DELL MARKETING LP
175830	11,605.92	ECONOLITE SYSTEMS, INC.
175831	500.00	FRANCISCO GUZMAN
175832	2,600.00	FRANCISCO JAUREGUI
175833	126.41	FRONTIER COMMUNICATIONS
175834	13,462.86	FRONTIER COMMUNICATIONS
175835	590.00	GOVERNMENT FINANCE OFFICERS ASSN.
175836	4,325.16	GRAPENTIN, JOHN
175837	22.68	HERNANDEZ, ALYSSA
175838	300.00	HINDERLITER, DE LLAMAS & ASSOCIATES
175840	5,085.52	HOME DEPOT CREDIT SERVICES
175841	1,883.19	INLAND EMPIRE STAGES, LTD.
175842	118.58	INNOVATION AND TECHNOLOGY DEPT.
175843	150.00	JASMINE LEE
175844	95.00	JODY GONZALEZ
175845	2,423.79	JOHNSON, DON
175846	115.00	KATHRYN LACY
175847	253.05	KYOCERA DOCUMENT SOLUTIONS WEST LLC
175848	132.05	LA VERNE CAR WASH
175849	162.71	LA VERNE PETTY CASH
175850	211.85	LAKEMAN CHASSIS
175851	3,375.00	JOHN LEWIS
175852	300.00	LACPCA
175853	650.22	LOWE'S
175854	500.00	MICHELLE OFFERMAN
175855	656,621.43	PAVEMENT REHAB COMPANY
175856	866.74	PITNEY BOWES GLOBAL FINANCIAL SVCS
175857	24.00	PORAC
175858	48.00	PORAC LDF
175859	4,876.41	RINGCENTRAL INC.
175860	632.84	SAFETY NETT, INC.
175861	3,183.94	SALESSI, AMY
175862	100.00	SARA BARRERA
175863	1,711.94	SIERRA PACIFIC ELEC. CONTRACTING
175864	175.49	SMART & FINAL IRIS CO.
175865	382.82	STAPLES
175866	250.00	STEVEN JIMENEZ
175867	81.11	SUNLAND TIRE OF LA VERNE, INC.
175868	2,350.90	T-MOBILE

CITY OF LA VERNE
 REGISTER OF AUDITED DEMANDS - EXHIBIT A

01/07/26

CHECK NO.	AMOUNT	ISSUED TO
175869	49.50	TEC COLOR CRAFT
175870	266.69	TK PRINT MANAGEMENT, INC.
175871	300.00	TRANSUNION RISK & ALTERNATIVE DATA
175872	2,900.00	TUCKER TOURS LLC
175873	1,260.98	VERIZON WIRELESS
175874	279.80	WAGeworks, INC.
175875	1,750.00	WET VIEWS
175876	2,286.83	CARAHSOFT TECHNOLOGY CORPORATION
175877	34.90	TANYA CARTER
175878	30.28	FEDEX
175879	42,660.00	MOTOROLA SOLUTIONS, INC.
175880	244.73	SOUTHERN CALIFORNIA TROPHY COMPANY
EFT	93.33	AM-TEC TOTAL SECURITY INC
EFT	286.65	AMERICAL GRAPHIC SYSTEMS, INC.
EFT	1,400.00	ARAGON, RICHARD
EFT	5,036.25	BLACK & VEATCH CORPORATION
EFT	15,252.13	CALIFORNIA JPIA -EXCESS LIABILITY
EFT	2,748.00	ENVIRONMENT CONTROL PUENTE HILLS
EFT	205.65	EWING IRRIGATION PRODUCTS
EFT	188.55	GRAINGER
EFT	1,300.00	GREENSCAPE MAINTENANCE SERVICES INC
EFT	1,700.00	GUTIERREZ, MARK
EFT	3,358.87	HARRINGTON INDUSTRIAL PLASTICS, LLC
EFT	14,778.32	INTER-CON SECURITY SYSTEMS, INC.
EFT	215.14	L.N. CURTIS AND SONS
EFT	625.00	LAW ENFORCEMENT MEDICAL SERVICES
EFT	4,363.78	LIFE-ASSIST, INC.
EFT	2,873.75	LSA ASSOCIATES, INC.
EFT	8,886.50	RKA CONSULTING GROUP
EFT	114.19	RUSH TRUCK CENTERS
EFT	4.97	SANDERS LOCK & KEY
EFT	9.01	SAVAGE, HOLLIE
EFT	22,179.77	SDI PRESENCE LLC
EFT	155.00	SEAL BEACH COUNSELING, INC.
EFT	1,301.40	SEAWRIGHT, DAN
EFT	100.00	SHADES TINTING
EFT	52.92	STILGENBAUER, ELIZABETH
EFT	1,303.51	U.S. POSTMASTER
EFT	315,384.41	WASTE MANAGEMENT
EFT	4,055.00	WEST COAST ARBORISTS, INC
EFT	8,476.22	WITTMAN ENTERPRISES, LLC
BANK DRAWN	3,142.79	CINTAS
	<u>1,240,853.43</u>	
	3,241.82	
Total Demand	<u><u>1,244,095.25</u></u>	

LAIMPACT Law Enforcement Task Force Demands		
175881	110.00	SOUTHLAND SHREDDING, INC.
175882	200.12	T-MOBILE
175883	2,500.00	TOWNSEND PUBLIC AFFAIRS, INC
175884	431.70	TRANSUNION RISK & ALTERNATIVE DATA
Total	3,241.82	

LAIMPACT demands are paid from federal asset forfeiture dollars allocated to LAIMPACT crime prevention activities. These funds are not City funds and are not available for City use outside of LAIMPACT activities.

CITY OF LA VERNE
 REGISTER OF AUDITED DEMANDS
 1/14/2026

FY 2025-2026

DEMANDS PRESENTED HAVE BEEN APPROVED CONSISTENT WITH THE CITY'S PURCHASING/FUNDING POLICY AND HAVE BEEN REVIEWED BY THE DIRECTOR FOR ACCURACY AND PROPER APPROVAL.

SUMMARY OF DEMANDS

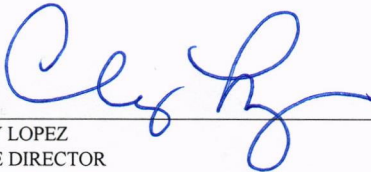
LARGEST 10 CITY DEMAND PAYMENTS OTHER THAN PAYROLL AND RELATED BENEFITS.

	AMOUNT	ISSUED TO	DESCRIPTION
1.	429,793.61	THREE VALLEYS MUNICIPAL WATER DIST.	DECEMBER 2025 WATER USAGE
2.	291,602.97	HPS WEST, INC.	AMR/AMI METER PURCHASES PO # 37873
3.	134,962.73	STRATEGIC CONTRACTING SERVICES	PAYROLL 12/04/2025 TO 01/02/2026 (L.A. CLEAR)
4.	66,557.29	DEPARTMENT OF HEALTH CARE SERVICES	PAYMENT 1 OF 4 FISCAL YEAR 2026 EMERGENCY MEDICAL TRANPOSTATION PROGRAM
5.	30,364.09	SOUTHLAND MECHANICAL, INC.	A/C MAINTENANCE-REPAIR SERVICES FOR VARIOUS LOCATIONS
6.	25,142.50	CIVILTEC ENGINEERING, INC.	NOVEMBER 2025 VARIOUS PROJECTS
7.	23,472.00	SIX BASINS WATERMASTER	1ST INSTALLMENT CY 2026
8.	17,502.00	INLAND VALLEY HUMANE SOCIETY	DECEMBER 2025 ANIMAL CARE AND CONTROL
9.	13,151.04	ATHENS SERVICES	CITY / DOWNTOWN SWEEPER SERVICES
10.	8,450.67	SITEONE LANDSCAPE SUPPLY, LLC	PARTS-URBAN GREENING ARROW HWY
	118,377.76	OTHER DEMANDS	
	\$ 1,159,376.66		

DEMANDS OF \$34,187.21 WERE PAID ON BEHALF OF LA IMPACT FOR LAW ENFORCEMENT TASK FORCE OPERATIONS.

DEMANDS OF \$1,377,197.39 WERE PAID FOR PAYROLL AND EMPLOYEE BENEFIT RELATED ITEMS.

IN ACCORDANCE WITH GOVERNMENT CODE SECTION 37202, I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE REGISTER OF AUDITED DEMANDS.



CHRISTY LOPEZ
 FINANCE DIRECTOR

CHECK NO.	AMOUNT	ISSUED TO
175885	22.89	ACTION AWARDS, INC.
175886	402.68	AIRGAS USA, LLC.
175887	1,000.00	ALICIA MORENO
175888	509.00	ALLIANT INSURANCE SERVICES, INC.
175889	225.00	AMERICAN TANK TESTING
175890	242.00	AMY KELLY
175891	1,262.94	AT&T MOBILITY
175892	13,151.04	ATHENS SERVICES
175893	240.00	BURRO CANYON SHOOTING PARK
175894	546.00	THE CALIFORNIA PEACE OFFICERS ASSOC
175895	900.00	CCS INTERACTIVE
175896	2,237.98	CHARTER COMMUNICATIONS
175897	25,142.50	CIVILTEC ENGINEERING, INC.
175898	122.25	COLLEY FORD
175899	1,822.88	DIRECTV
175900	1,117.91	ECONOLITE SYSTEMS, INC.
175901	1,350.45	THE EMBLEM AUTHORITY
175902	68.36	EVERSOFT
175903	2,184.67	FACTORY MOTOR PARTS
175904	338.00	FRESHMOBILECA LLC
175905	4,659.23	FRONTIER COMMUNICATIONS
175906	114.10	FRONTIER COMMUNICATIONS
175907	126.02	FRONTIER COMMUNICATIONS
175908	282.84	FRONTIER COMMUNICATIONS
175909	899.13	HOME DEPOT CREDIT SERVICES
175910	320.00	HOMETOWN RENTALS
175911	291,602.97	HPS WEST, INC.
175912	17,502.00	INLAND VALLEY HUMANE SOCIETY
175913	1,307.19	LESLIE'S POOLMART, INC.
175914	5,257.97	LOS ANGELES COUNTY PUBLIC WORKS
175915	750.00	MCLAY SERVICES, INC.
175916	125.00	MMASC
175917	85.00	MONIQUE WHITFIELD
175918	760.00	NAZ ELECTRIC AND CONTROLS, INC.
175919	913.10	PARKHOUSE TIRE, INC.
175920	207.86	PISTONBONES PRINTING, INC.
175921	2,940.00	PREMIER FAMILY MEDICINE ASSOCIATES
175922	393.75	PRISTINE UNIFORMS
175923	400.00	PUEPKE CONSULTING
175924	5,865.00	RCS INVESTIGATIONS & CONSULTING,LLC
175925	34.20	REGIONAL TAP SERVICE CENTER
175926	214.26	SAFETY-KLEEN SYSTEMS, INC.
175927	381.82	SAM BROWN SHIELDS
175928	1,598.86	SAM'S CLUB/SYNCHRONY BANK
175929	40.00	SAN GABRIEL VALLEY CITY MANAGER'S
175930	100.00	SAN GABRIEL VALLEY WATER ASSN.
175931	587.00	SANDOVAL, MICHAEL
175932	218.37	CONNECTA SATELLITE SOLUTIONS LLC
175933	959.50	SIERRA PACIFIC ELEC. CONTRACTING
175934	1,515.29	SILENT 6 LLC
175935	8,450.67	SITEONE LANDSCAPE SUPPLY, LLC
175936	23,472.00	SIX BASINS WATERMASTER
175937	16.75	SO CAL GAS CO
175938	1,350.00	SOUTHERN CALIF. REG. RAIL AUTH.
175939	685.42	SOUTHERN CALIFORNIA EDISON
175940	1,874.00	SOUTHWEST LIFT & EQUIPMENT, INC.
175941	65.00	STEPHY HUANG
175942	110.00	SWRCB-DWOCF

CHECK NO.	AMOUNT	ISSUED TO
175943	391.11	T-MOBILE
175944	720.00	DIANE TEMPLE
175945	2,579.71	TPX COMMUNICATIONS
175946	1,836.81	TURF STAR, INC.
175947	93.39	VERITAS ELECTRIC COMPANY
175948	89.07	VERIZON WIRELESS
175949	112.83	WALTERS WHOLESALE ELECTRIC CO.
175950	1,827.00	WEBBY DANCE COMPANY
175951	3,370.69	WELLS FARGO VENDOR FINANCIAL SVCS
175952	1,045.00	CDW GOVERNMENT, INC.
175953	519.40	KENNETH CORDRAY
175954	21.97	ODP BUSINESS SOLUTIONS, LLC
175955	75.00	SOCAL SHRED LLC
175956	425.00	TOWERSTREAM CORPORATION
EFT	1,535.65	A. UPLAND FIRE PROTECTION
EFT	93.33	AM-TEC TOTAL SECURITY INC.
EFT	1,241.83	COMMERCIAL DOOR COMPANY, INC.
EFT	1,840.00	COUNTY OF LOS ANGELES/LA-RICS
EFT	66,557.29	DEPARTMENT OF HEALTH CARE ERVICES
EFT	556.75	DOSSEY, KENNY
EFT	3,119.54	EKMAN, ROBBIN
EFT	5,183.00	ENVIRONMENT CONTROL PUENTE HILLS
EFT	172.22	GRAINGER
EFT	7,898.00	GRANICUS LLC
EFT	250.00	GREENSCAPE MAINTENANCE SERVICES INC
EFT	1,214.40	HACH COMPANY
EFT	1,160.68	HARRINGTON INDUSTRIAL PLASTICS, LLC
EFT	3,258.18	L.N. CURTIS AND SONS
EFT	1,957.61	LA VERNE POWER EQUIPMENT, INC.
EFT	2,267.58	LIFE-ASSIST, INC.
EFT	799.31	LINE GEAR FIRE & RESCUE EQUIPMENT
EFT	1,590.00	MC CALL'S METER, INC.
EFT	6,834.93	SALT WORKS, INC.
EFT	667.38	SANDERS LOCK & KEY
EFT	325.45	SAVAGE, HOLLIE
EFT	30,364.09	SOUTHLAND MECHANICAL, INC.
EFT	1,527.50	SPRAGUE PEST SOLUTIONS
EFT	991.19	TELEFLEX LLC
EFT	1,200.00	THE COUNSELING TEAM INTERNATIONAL
EFT	429,793.61	THREE VALLEYS MUNICIPAL WATER DIST.
EFT	1,700.00	TIBBETTS, TRAVIS
EFT	95.65	TRILOGY MEDWASTE WEST, LLC
EFT	616.98	ULINE
EFT	130.00	UNDERGROUND SERVICE ALERT OF SO CAL
EFT	4.31	UNIVERSAL FLEET SUPPLY
EFT	4,903.50	WATERTALENT LLC
EFT	1,135.71	WAXIE SANITARY SUPPLY
EFT	923.57	WESTERN WATER WORKS
EFT	83.11	AMAZON CAPITAL SRVC - LA CLEAR
EFT	243.75	MICHAEL W. TYNES
EFT	134,962.73	STRATEGIC CONTRACTING SERVICES
TOTAL	1,159,376.66	
	1,377,197.39	Total Payroll and Employee Benefit Payments
	34,187.21	Total LAIMPACT Demands
Total Demands	<u>2,570,761.26</u>	

CHECK NO.	AMOUNT	ISSUED TO
Payroll and Employee Benefit Payments:		
175963	2,600.72	DELTA DENTAL INSURANCE COMPANY
175964	12,953.99	DELTA DENTAL(0020785555)
175965	600.00	CITY OF LAVERNE EMPLOYEE FUND
175966	150.00	FIDELITY INVESTMENTS #P0754
175967	11,421.28	THE HARTFORD-PRIORITY ACCOUNTS
175968	139,363.19	HEALTH NET
175969	107,941.67	KAISER FOUNDATION HEALTH PLAN
175970	1,840.12	METLIFE - GROUP BENEFITS
EFT	4.00	UNITED WAY CAMPAIGN
BANK DRAWN	676,295.74	PAYROLL
BANK DRAWN	138,843.61	UNITED STATES TREASURY
BANK DRAWN	46,997.63	STATE OF CALIFORNIA
BANK DRAWN	571.46	STATE DISBURSEMENT BD0005689
BANK DRAWN	195,012.79	STATE OF CALIFORNIA
BANK DRAWN	25,101.39	EMPOWER TRUST COMPANY, LLC-457
BANK DRAWN	8,648.12	EMPOWER TRUST COMPANY, LLC-ROTH
EFT	3,395.00	LA VERNE POLICE FIRE ASSOCIATION'
EFT	2,366.38	LA VERNE POLICE OFFICERS ASSOC.
EFT	2,190.30	CHARLES SCHWAB BANK
EFT	800.00	MISSION SQUARE
EFT	100.00	WAGeworks-ADMIN FEE
Total	1,377,197.39	

Break down of standard providers and the benefits they provide

Provider	Benefits Description
A.C. Newman Co.	
Delta Dental	Employee dental insurance coverage
The Hartford	Life Insurance Policy
Health Net	Employee health insurance
Kaiser	Employee health insurance
Wage Works	Flexible Savings Account (FSA) deductions
US Treasury	Employee federal tax withholdings
State of California	Employee state income tax, unemployment insurance and child support/garnishments
Mass Mutual A	401A plan
Mass Mutual B	457B plan
Mass Mutual Roth	Roth plan
Lincoln National	Replacement Social Security plan
Fire/Police/La Verne Employee Fund	Employee Group Dues

LAIMPACT Law Enforcement Task Force Demands

175957	24,066.61	CITY OF PASADENA
175958	2,350.00	CODE 5 GROUP, LLC.
175959	31.31	FEDERAL EXPRESS CORPORATION
175960	839.53	FLEXTG, LLC
175961	2,648.24	LOS ANGELES COUNTY SHERIFF'S DEPT.
175962	4,251.52	VERIZON WIRELESS
EFT		
Total	34,187.21	LAI ENFORCEMENT OPERATIONS

LAIMPACT demands are paid from federal asset forfeiture dollars allocated to LAIMPACT crime prevention activities. These funds are not City funds and are not available for City use outside of LAIMPACT activities.

CITY OF LA VERNE
 REGISTER OF AUDITED DEMANDS
 1/21/2026
 FY 25-26

DEMANDS PRESENTED HAVE BEEN APPROVED CONSISTENT WITH THE CITY'S PURCHASING/FUNDING POLICY AND HAVE BEEN REVIEWED BY THE DIRECTOR FOR ACCURACY AND PROPER APPROVAL.

SUMMARY OF DEMANDS

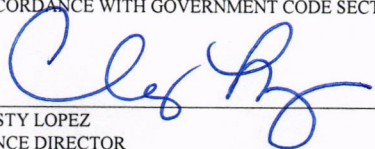
LARGEST 10 CITY DEMAND PAYMENTS OTHER THAN PAYROLL AND RELATED BENEFITS.

	<u>AMOUNT</u>	<u>ISSUED TO</u>	<u>DESCRIPTION</u>
1.	98,453.28	HARDY AND HARPER, INC.	RETENTION PAYMENT PO 37659 GROVE ST SBI PROJECT
2.	72,817.94	DEPARTMENT OF JUSTICE	JUNE 2025 PAYROLL AND MAY 2026 OVERTIME (L.A. CLEAR)
3.	41,871.65	MERRIMAC ENERGY GROUP	DIESEL AND REG UNLEADED FUEL PURCHASES
4.	18,737.00	WEST COAST ARBORISTS, INC.	TREE MAINTENANCE AND REMOVALS SERVICE FOR 12/16/2025 TO 12/31/2025
5.	16,461.08	SO CAL GAS	SERVICE FOR 12/04/2025 TO 01/06/2026 VARIOUS LOCATIONS
6.	10,276.50	SIRCHIE	NARK SAFE DRUG DETECT- 1 YEAR INCLUDING MAINTENANCE AND SERVICE
7.	7,320.00	TERRY'S TESTING, INC.	ANNUAL BACKFLOW DEVICE TESTING
8.	6,617.78	GARCON CONSTRUCTION, INC.	RETENTION PAYMENTCDBG SIDEWALK IMPROVEMENT PROJECT
9.	6,467.00	GREENSCAPE MAINTENANCE SERVICES INC.	JANUARY 2026 MAINTENACE AND REPAIRS
10.	5,158.18	J & J'S SPORTS & TROPHIES	BASKETBALL JERSEY'S
	<u>50,302.81</u>	OTHER DEMANDS	
	\$ 334,483.22		

DEMANDS OF \$10,553.77 WERE PAID ON BEHALF OF LA IMPACT FOR LAW ENFORCEMENT TASK FORCE OPERATIONS.

DEMANDS OF \$37,456.03 WERE PAID FOR PAYROLL AND EMPLOYEE BENEFIT RELATED ITEMS.

IN ACCORDANCE WITH GOVERNMENT CODE SECTION 37202, I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE REGISTER OF AUDITED DEMANDS.



 CHRISTY LOPEZ
 FINANCE DIRECTOR

CITY OF LA VERNE
 REGISTER OF AUDITED DEMANDS - EXHIBIT A

01/21/26

CHECK NO.	AMOUNT	ISSUED TO
175971	802.92	AQUATIC SERVICE, INC.
175972	300.00	AROGYA MED CARE
175973	110.50	BLOOMING VIEW
175974	60.00	BURRO CANYON SHOOTING PARK
175975	962.00	STATE OF CALIFORNIA
175976	20.55	CLUB PILATES
175977	924.25	COLLEY FORD
175978	40.00	CPRS DISTRICT 11
175979	199.27	CYB LLC
175980	4,803.28	DATAPROSE, INC.
175981	558.89	FACTORY MOTOR PARTS
175982	17.25	ZACHARY FIDLER
175983	431.53	FIRE APPARATUS SOLUTIONS
175984	149.73	FOOTHILL BUILDING MATERIALS
175985	290.00	FRONTIER COMMUNICATIONS
175986	6,617.78	GARCON CONSTRUCTION, INC.
175987	297.99	GOLDEN STATE WATER COMPANY
175988	98,453.28	HARDY AND HARPER, INC.
175989	1,508.83	HOLLIDAY ROCK CO.
175990	87.75	INMARK
175991	5,158.18	J & J'S SPORTS & TROPHIES
175992	50.00	KCKM PROPERTIES, LLC
175993	67.50	KELLY POOLS, INC.
175994	32.63	KMC CHAIN AMERICAN CORPORATION
175995	253.05	KYOCERA DOCUMENT SOLUTIONS WEST LLC
175996	30.50	LA VERNE POWER EQUIPMENT
175997	24.31	LEWIS ENGRAVING, INC.
175998	57.38	LOZANO, THOMAS
175999	1,050.00	NATIONAL PARKS AND RECREATION ASSOC.
176000	921.11	O.F. WOLFINBARGER
176001	92.76	ODP BUSINESS SOLUTIONS, LLC
176002	1,654.30	OLD TOWN LA VERNE BUSINESS ASSN.
176003	259.01	PACIFIC PARKING SYSTEMS, INC.
176004	2,300.18	PARKHOUSE TIRE, INC.
176005	1,272.00	ROAD SOUP OF CALIFORNIA
176006	90.00	SAFESHRED COMPANY, INC.
176007	81.33	SAM'S CLUB/SYNCHRONY BANK
176008	50.63	SIERRA MANAGEMENT
176009	10,276.50	SIRCHIE
176010	351.37	SITEONE LANDSCAPE SUPPLY, LLC
176011	157.55	SOUTHERN CALIFORNIA EDISON
176012	1,074.06	SPRAGUES', INC.
176013	1,125.36	SUPERCO SPECIALTY PRODUCTS
176014	1,240.00	TRUST ENVIRONMENTAL SOLUTIONS
176015	740.00	US POST OFFICE
176016	2,258.88	CHARTER COMMUNICATIONS
176017	349.99	CHARTER COMMUNICATIONS
176018	72,817.94	DEPARTMENT OF JUSTICE
176019	1,341.75	GOVCONNECTION, INC.
EFT	66.50	A. UPLAND FIRE PROTECTION
EFT	198.86	COLLEGIATE PRESS
EFT	548.79	COMMERCIAL DOOR COMPANY, INC.
EFT	527.45	EWING IRRIGATION PRODUCTS
EFT	537.81	FIGUEROA, STEVE
EFT	1,268.31	FIRST-CITIZENS BANK & TRUST CoO.
EFT	6,467.00	GREENSCAPE MAINTENANCE SERVICES INC.

CITY OF LA VERNE
 REGISTER OF AUDITED DEMANDS - EXHIBIT A

01/21/26

CHECK NO.	AMOUNT	ISSUED TO
EFT	1,750.23	HASA, INC.
EFT	413.51	IMS REFRIGERATION, INC.
EFT	1,072.40	INTERSTATE BATTERY INLAND VALLEY
EFT	753.53	INVERIS TRAINING SOLUTIONS, INC.
EFT	1,492.93	L.N. CURTIS AND SONS
EFT	422.15	LA VERNE POWER EQUIPMENT
EFT	1,280.52	LIFE-ASSIST, INC.
EFT	41,871.65	MERRIMAC ENERGY GROUP
EFT	56.00	RADC, INC.
EFT	17.25	SALAS, GABRIEL
EFT	329.98	SANDERS LOCK & KEY
EFT	359.45	SOUTHLAND MECHANICAL, INC.
EFT	3,038.75	TELEFLEX LLC
EFT	7,320.00	TERRY'S TESTING, INC.
EFT	404.75	TIBBETTS, TRAVIS
EFT	3,348.10	TURBO DATA SYSTEMS INC.
EFT	3,875.15	WAXIE SANITARY SUPPLY
EFT	50.00	WEINREB, ALAN
EFT	18,737.00	WEST COAST ARBORISTS, INC.
BANK DRAWN	16,461.08	SO CAL GAS
	<u>334,483.22</u>	
	37,456.03	Total Payroll and Employee Benefit Payments
	10,553.77	Total LAIMPACT Demands
Total Demand	<u>382,493.02</u>	

Payroll and Employee Benefit Payments:

BANK DRAWN	5,275.15	STATE OF CALIFORNIA
BANK DRAWN	<u>32,180.88</u>	REPLACEMENT BENEFIT FUND
Total	37,456.03	

LAIMPACT Law Enforcement Task Force Demands

176020	1,099.00	CHARTER COMMUNICATIONS
176021	3,893.10	CITY OF PASADENA
176022	28.67	FEDERAL EXPRESS CORPORATION
176023	390.00	NUWAY JANITORIAL SERVICES
176024	3,393.00	TOTAL NETWORK SOLUTIONS
EFT	<u>1,750.00</u>	FOOTHILL COMMUNICATIONS, INC.
Total	10,553.77	

LAIMPACT demands are paid from federal asset forfeiture dollars allocated to LAIMPACT crime prevention activities. These funds are not City funds and are not available for City use outside of LAIMPACT activities.

City of La Verne, City Council Agenda Report



DATE: February 2, 2026
TO: Honorable Mayor and City Council
FROM: Christy Lopez, Finance Director
SUBJECT: QUARTERLY TREASURERS REPORT ENDING DECEMBER 31, 2025.

SUMMARY

The Quarterly Treasurer's Report provides an overview of the City's cash and investment holdings as of December 31, 2025. The report confirms compliance with the City's investment policy as set forth in Administrative Regulation Number 215, the Statement of Investment Policy, and the State of California's Government Code (GC) Section 53646.

RECOMMENDATION

That the City Council receive and file the Quarterly Treasurer's Report for the period ending December 31, 2025.

DISCUSSION

The attached Treasurer's Report is provided to the City Council per the City of La Verne Administrative Regulation Number 215, Investment Policy, and as provided under the State of California's Government Code (GC) Section 53646. GC 53646 provides that a quarterly report, or monthly if legislatively elected, to be submitted to the City Council detailing the City's cash and investments, a statement of compliance with the Investment Policy, and confirmation of the City's ability to meet pooled expenditure requirements for the next three months.

Pooled Cash and Investment Structure

The City holds cash and investments in a pooled cash account to efficiently manage and invest available funds. Rather than each fund maintaining separate bank and investment accounts, all cash is combined (or "pooled") into a single treasury account.

This approach allows the City to:

- Maximize investment returns by investing larger combined balances.
- Simplify cash management and reduce administrative costs.
- Ensure liquidity to meet obligations across all funds.

At quarter-end, the City allocates interest and investment income back to each fund based on its proportionate share of the total cash balance in the pool, ensuring each fund receives its fair portion of earnings.

Portfolio Summary

As of the reporting date, the City's total cash and investments amount to \$128,129,634, with a

market value of \$103,805,866. The significant variance between par value and market value is primarily due to agency securities, which have a par value of \$48.9 million but a market value of \$25.2 million. This variance reflects rising interest rates, which reduce the present value of future cash flows for fixed-income securities. Because these securities are held to maturity and not intended for sale, the unrealized losses have no impact on the portfolio's realized returns or liquidity.

Investment Composition

The investment portfolio is structured to prioritize safety, liquidity, and yield and is divided into two primary categories:

On-Call Deposits:

Totaling \$29,862,634, these funds are held in various checking accounts and liquid investment pools to ensure immediate availability. Notable balances include Local Agency Investment Fund (\$13.13M) and LA IMPACT in Local Agency Investment Fund (\$7.17M).

Long-Term Investments:

Totaling \$98,267,000 in par value with a market value of \$73,943,232, these holdings include agency securities, U.S. Treasuries, municipal and corporate bonds, asset-backed securities (ABS), and certificates of deposit (CDs).

Agency securities, U.S. Treasuries, and corporate bonds form the largest components of the portfolio, with market values of \$25.22M, \$21.96M, and \$21.65M respectively. Weighted average yields remain competitive, with many investments offering yields above 4%.

Investment Policy Compliance

The portfolio complies with all policy constraints related to credit quality, issuer limits, maturity limits, and sector allocations. The City Treasurer certifies that all investments conform to the current Investment Policy and applicable state regulations.

Conclusion

The City's investment strategy remains prudent and diversified. The Treasurer's Office continues to closely monitor interest rates and market trends to adjust the investment mix as necessary, while maintaining the primary objectives of safety, liquidity, and yield.

FISCAL ANALYSIS

N/A

ENVIRONMENTAL ANALYSIS

N/A

LEGAL REVIEW

This report has been reviewed and approved by the City Attorney.

ATTACHMENTS

1. Treasurer Report Tables for December 31, 2025

Report Prepared By:
Isabella Guzman, Senior Accountant



City of La Verne
Investment Detail
For the Month Ended December 31, 2025

		Par Value	Coupon Rate	Moody's/ S&P Rating	Purchase Date	Maturity/ Called Date	Days to Maturity	Yield to Maturity	Cost Basis	Market Value
On Call Deposits										
Treasurer Checking Account - US Bank	US Bank	6,907,032	N/A	N/A	N/A	Demand	N/A	None	6,907,032	6,907,032
LA IMPACT - US Bank	US Bank	924,602	N/A	N/A	N/A	Demand	N/A	None	924,602	924,602
PFA La Verne Mobile Country Club (Payments)WFB	Wells Fargo	317,708	N/A	N/A	N/A	Demand	N/A	None	317,708	317,708
PFA La Verne Mobile Country Club (Rents) WFB	Wells Fargo	30,398	N/A	N/A	N/A	Demand	N/A	None	30,398	30,398
PFA Valley Rancho Mobile Home Park WFB	Wells Fargo	288,021	N/A	N/A	N/A	Demand	N/A	None	288,021	288,021
Local Agency Investment Fund - City	LAIF	13,127,732	N/A	N/A	N/A	Demand	N/A	4.00%	13,127,732	13,127,732
Local Agency Investment Fund - LA IMPACT	LAIF	7,174,209	N/A	N/A	N/A	Demand	N/A	4.00%	7,174,209	7,174,209
Charles Shwab Money Market - LA IMPACT	Investments	0.00	N/A	N/A	N/A	Demand	N/A	Market	0.00	0.00
Charles Shwab Bank Sweep	Investments	0.00	N/A	N/A	N/A	Demand	N/A	Market	0.00	0.00
Charles Shwab Premier Bank Sweep	Investments	117,691	N/A	N/A	N/A	Demand	N/A	Market	117,691	117,691
California CLASS	Investments	456,261	N/A	N/A	N/A	Demand	N/A	Market	456,261	456,261
California CLASS - LA IMPACT	Investments	518,982	N/A	N/A	N/A	Demand	N/A	Market	518,982	518,982
On-Call Deposits		\$ 29,862,634							\$ 29,862,634	\$ 29,862,634

Investment Type	Bank	Security Name	Par Value	Coupon Rate	Moody's/ S&P Rating	Purchase Date	Maturity/ Called Date	Days to Maturity	Yield to Maturity	Cost Basis	Market Value
Short-Term Investments (1 year or less)											
Total Short-Term Investments			\$ -							\$ -	\$ -
Long-Term Investments (2 to 5 years)											
Agency Securities	Charles Schwab	FFCB 1% 10/07/2026 CALLA	2,000,000	1.000%	Aa1	02/27/2024	10/07/2026	280	3.52%	1,822,345	1,959,810
Agency Securities	Charles Schwab	FHLB 2.5% 03/10/2027 CAL	1,000,000	2.500%	Aa1	02/16/2022	03/10/2027	434	3.56%	1,000,000	987,157
Agency Securities	Charles Schwab	FHLB 2.75% 03/25/2027 CA	3,500,000	2.750%	Aa1	05/01/2024	03/25/2027	449	3.58%	3,288,450	3,463,859
Agency Securities	Charles Schwab	FHLB 3% 04/21/2027 CALLA	1,000,000	3.000%	Aa1	03/24/2022	04/21/2027	476	3.54%	1,000,000	992,019
Agency Securities	Charles Schwab	FHLB 1.07% 06/04/2027 CA	3,000,000	1.070%	Aa1	09/05/2024	06/04/2027	520	3.59%	2,795,440	2,895,420
Agency Securities	Charles Schwab	FFCB 1.77% 01/13/2028 CA	3,500,000	1.770%	Aa1	09/06/2024	01/13/2028	743	3.86%	3,299,110	3,375,435
Agency Securities	Charles Schwab	FFCB 1.5% 03/23/2028 CALI	3,500,000	1.500%	Aa1	09/05/2024	03/23/2028	813	3.54%	3,248,010	3,343,407
Agency Securities	Charles Schwab	FHLMC 2.5% ZK8379 11/01,	7,500,000	2.500%	Aa1	02/13/2024	11/01/2031	2,131	3.86%	1,131,496	1,172,950
Agency Securities	Charles Schwab	FHLMC 2.5% ZS8632 12/01,	7,500,000	2.500%	Aa1	02/09/2024	12/01/2031	2,161	3.93%	1,047,853	1,082,806
Agency Securities	Charles Schwab	FEDERAL NTNL MORTGAG 2	2,600,000	2.000%	Aa1	02/14/2024	02/01/2032	2,223	3.99%	1,105,131	1,150,014
Agency Securities	Charles Schwab	FEDERAL NTNL MORTGAG 1	2,600,000	1.500%	Aa1	02/14/2024	02/01/2032	2,223	4.00%	1,164,237	1,219,676
Agency Securities	Charles Schwab	FHLMC 4.5% ZA4045 10/01,	5,500,000	4.500%	Aa1	04/29/2025	10/01/2033	2,831	3.84%	626,852	631,744
Agency Securities	Charles Schwab	FEDERAL NTNL MORTGAG 3	4,000,000	3.500%	Aa1	07/30/2025	07/01/2036	3,835	3.89%	1,408,182	1,416,477
Agency Securities	Charles Schwab	FEDERAL NTNL MORTGAG 2	1,750,000	2.000%	Aa1	07/30/2025	03/01/2038	4,443	4.11%	1,497,022	1,524,530
Municipal Bonds	Charles Schwab	BARSTOW CALIF P	225,000	3.746%	A+	04/14/2022	06/01/2026	152	3.84%	225,272	224,883
U.S. Treasury	Charles Schwab	US TREASURY 4% 01/15/20.	1,300,000	4.000%	Aa1	02/21/2024	01/15/2027	380	3.52%	1,291,779	1,306,195
U.S. Treasury	Charles Schwab	US TREASURY 3.875% 11/30	2,750,000	3.875%	Aa1	02/22/2024	11/30/2027	699	3.48%	2,724,095	2,769,658
U.S. Treasury	Charles Schwab	US TREASURY 3.625% 05/31	3,000,000	3.625%	Aa1	02/22/2024	05/31/2028	882	3.50%	2,918,546	3,007,851
U.S. Treasury	Charles Schwab	US TREASURY 4.625% 09/30	3,000,000	4.625%	Aa1	02/22/2024	09/30/2028	1,004	3.52%	3,025,595	3,084,961
U.S. Treasury	Charles Schwab	US TREASURY 4% 01/31/20.	3,000,000	4.000%	Aa1	02/21/2024	01/31/2029	1,127	3.55%	2,962,433	3,038,438
U.S. Treasury	Charles Schwab	US TREASURY 3.625% 08/31	3,000,000	3.625%	Aa1	09/12/2024	08/31/2029	1,339	3.61%	2,995,100	3,000,703
U.S. Treasury	Charles Schwab	US TREASURY 4.375% 12/31	3,100,000	4.375%	Aa1	01/23/2025	12/31/2029	1,461	3.63%	3,097,712	3,183,555
U.S. Treasury	Charles Schwab	US TREASURY 3.875% 04/30	2,550,000	3.875%	Aa1	06/02/2025	04/30/2030	1,581	3.66%	2,559,681	2,570,719
Corporate Bonds	Charles Schwab	LOCKHEED MARTIN CORP 3	500,000	3.55%	A2	02/27/2024	01/15/2026	15	3.77%	487,650	499,905

Investment Type	Bank	Security Name	Par Value	Coupon Rate	Moody's/ S&P Rating	Purchase Date	Maturity/ Called Date	Days to Maturity	Yield to Maturity	Cost Basis	Market Value
Corporate Bonds	Charles Schwab	CHEVRON 2.954% 05/16/20	1,000,000	2.95%	Aa2	02/08/2024	05/16/2026	136	3.80%	967,105	996,931
Corporate Bonds	Charles Schwab	AMERICAN EXPRESS CO VAI	1,000,000	6.34%	A2	02/08/2024	10/30/2026	303	3.73%	997,995	1,007,476
Corporate Bonds	Charles Schwab	JOHN DEERE CAPITAL C 4.5%	1,000,000	4.50%	A1	02/09/2024	01/08/2027	373	3.87%	999,205	1,007,328
Corporate Bonds	Charles Schwab	ENTERPRISE PRODUCTS 4.6	1,000,000	4.60%	A3	02/07/2024	01/11/2027	376	3.84%	250,000	247,006
Corporate Bonds	Charles Schwab	THE GOLDMAN SACHS GR 3	250,000	3.00%	A2	02/24/2022	02/26/2027	422	4.52%	497,155	501,551
Corporate Bonds	Charles Schwab	THE BANK OF NEW YORK V/	500,000	4.95%	Aa3	06/03/2024	04/26/2027	481	3.70%	886,525	958,110
Corporate Bonds	Charles Schwab	GILEAD SCIENCES, INC 1.2%	1,000,000	1.20%	A3	02/08/2024	10/01/2027	639	4.74%	966,495	997,927
Corporate Bonds	Charles Schwab	CITIGROUP INC. VAR 01/10,	1,000,000	3.89%	A3	02/06/2024	01/10/2028	740	3.69%	919,045	969,248
Corporate Bonds	Charles Schwab	THE WALT DISNEY CO 2.2%	1,000,000	2.20%	A2	02/08/2024	01/13/2028	743	3.87%	1,016,471	1,027,014
Corporate Bonds	Charles Schwab	UNITEDHEALTH GROUP I 5.:	1,000,000	5.25%	A2	02/08/2024	02/15/2028	776	3.79%	543,701	559,062
Corporate Bonds	Charles Schwab	BRISTOL-MYERS SQUIBB 3.5	1,000,000	3.90%	A2	02/09/2024	02/20/2028	781	4.52%	979,605	1,003,713
Corporate Bonds	Charles Schwab	JPMORGAN CHASE & CO. V,	1,000,000	4.32%	A1	02/06/2024	04/26/2028	847	4.51%	1,274,258	1,316,186
Corporate Bonds	Charles Schwab	BANK OF AMERICA CORP V/	1,000,000	3.59%	A1	02/06/2024	07/21/2028	933	4.53%	981,065	1,006,315
Corporate Bonds	Charles Schwab	THE GOLDMAN SACHS GR V	1,000,000	4.48%	A2	02/06/2024	08/23/2028	966	4.02%	995,895	1,014,551
Corporate Bonds	Charles Schwab	COMCAST CORP 4.55% 01/'	1,000,000	4.55%	A3	02/06/2024	01/15/2029	1,111	3.98%	987,975	1,007,197
Corporate Bonds	Charles Schwab	HONEYWELL INTERNTNL 4.:	1,000,000	4.25%	A2	02/08/2024	01/15/2029	1,111	4.36%	1,339,582	1,388,195
Corporate Bonds	Charles Schwab	MORGAN STANLEY VAR 01/	1,400,000	3.77%	A1	02/06/2024	01/24/2029	1,120	3.93%	1,021,905	1,025,545
Corporate Bonds	Charles Schwab	CISCO SYSTEMS, INC. 4.85%	1,000,000	4.85%	A1	10/16/2024	02/26/2029	1,153	4.02%	1,002,978	1,009,612
Corporate Bonds	Charles Schwab	MARSH & MCLENNAN COM	1,000,000	4.38%	A3	10/16/2024	03/15/2029	1,170	4.28%	1,263,354	1,260,663
Corporate Bonds	Charles Schwab	WELLS FARGO & CO VAR 1C	950,000	6.30%	A1	05/01/2025	10/23/2029	1,392	4.46%	1,291,172	1,291,126
Corporate Bonds	Charles Schwab	ABBVIE INC. 3.2% 11/21/20	1,100,000	3.20%	A3	05/14/2025	11/21/2029	1,421	4.03%	1,035,825	1,065,320
Corporate Bonds	Charles Schwab	CITIGROUP INC. VAR 03/20,	500,000	3.98%	A3	08/05/2025	03/20/2030	1,540	4.59%	492,240	495,508
Asset Backed Securities*	Charles Schwab	CNH EQUIPMENT TRUST 3.8	1,100,000	3.89%	Aaa	04/30/2024	11/15/2027	684	3.99%	322,261	328,174
Asset Backed Securities*	Charles Schwab	DISCOVER CARD EXECUT 4.:	1,100,000	4.31%	Aaa	04/30/2024	03/15/2028	805	3.79%	1,078,240	1,101,066
Asset Backed Securities*	Charles Schwab	ALLY AUTO RECEIVABLE 5.4	1,100,000	5.460%	Aaa	04/30/2024	05/15/2028	866	4.09%	599,042	603,279
Asset Backed Securities*	Charles Schwab	FORD CR AUTO OWNER T 5	1,100,000	5.090%	Aaa	04/30/2024	12/15/2028	1,080	3.96%	1,027,422	1,043,123
Asset Backed Securities*	Charles Schwab	WF CARD ISSUANCE TRU 4.:	1,300,000	4.290%	Aaa	10/16/2025	10/15/2029	1,384	3.75%	1,315,244	1,312,124
CDs	Charles Schwab	AUSTIN TELCO FEDERAL 5.0	248,000	5.05%	N/R	11/15/2022	11/27/2026	331	5.05%	248,000	251,008
CDs	Charles Schwab	SYNCHRONY BANK 4.25% C	244,000	4.25%	N/R	11/15/2022	11/18/2027	687	4.25%	244,000	246,704
Total Long-Term Investments			\$ 98,267,000							\$ 72,265,753	\$ 73,943,232
Total Cash and Investments			\$ 128,129,634							\$ 102,128,387	\$ 103,805,866

*The variance between par and market value is primarily due to rising interest rates, which reduce the present value of future cash flows for fixed-income agency securities. As these securities are held to maturity and not intended for sale, the unrealized losses have no impact on the portfolio's realized returns or liquidity.

I hereby certify that the investment activity for this reporting period conforms with the current investment policy as set forth in Resolution No. 24-67. Per government code requirements, there are adequate funds available to meet the City of La Verne's budgeted and actual expenditures for the next six months.

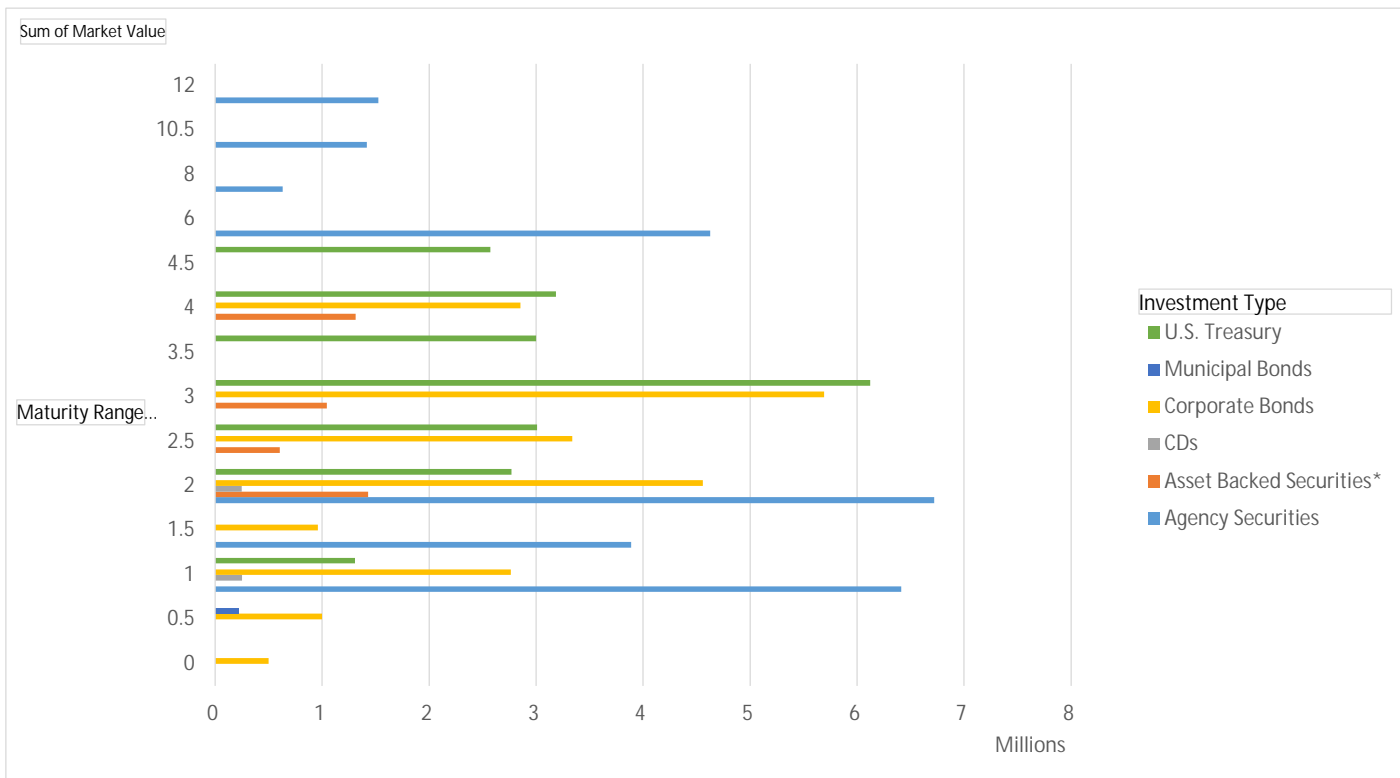
Ronald L Clark

Ronald L. Clark
CITY TREASURER

City of La Verne
Investment Detail
For the Month Ended December 31, 2025

Portfolio Maturity Schedule

Sum of Market Value Maturity Range (Years)	Investment Type						Grand Total
	Agency Securities	Asset Backed Securities*	CDs	Corporate Bonds	Municipal Bonds	U.S. Treasury	
0				499,905			499,905
0.5				996,931	224,883		1,221,814
1	6,410,826		251,008	2,763,361		1,306,195	10,731,390
1.5	3,887,439			958,110			4,845,549
2	6,718,842	1,429,239	246,704	4,556,964		2,769,658	15,721,406
2.5		603,279		3,337,052		3,007,851	6,948,182
3		1,043,123		5,691,213		6,123,398	12,857,734
3.5						3,000,703	3,000,703
4		1,312,124		2,851,954		3,183,555	7,347,632
4.5						2,570,719	2,570,719
6	4,625,446						4,625,446
8	631,744						631,744
10.5	1,416,477						1,416,477
12	1,524,530						1,524,530
Grand Total	25,215,304	4,387,766	497,712	21,655,488	224,883	21,962,079	73,943,232



Investment Policy Compliance

Category	% of Portfolio	Policy Limit	Max Maturity	In-Compliance
Agency Securities	28.81%	None	5 years	YES
Asset Backed Securities*	5.01%	20%	5 years	YES
CDs	0.57%	30%	None	YES
Corporate Bonds	24.74%	30%	5 years	YES
Mortgage Pools*	0.00%	20%	5 years	YES
Municipal Bonds	0.26%	20%	5 years	YES
Schwab Money Market	0.00%	20%	N/A	YES
U.S. Treasury	25.09%	None	5 years	YES
LAIF (Excl. LAI)	15.00%	\$ 75,000,000	N/A	YES
CaliforniaCLASS (Excl. LAI)	0.52%	None	N/A	YES
Total	87.527,224			

*Maximum maturity is measured on a weighted average life basis.

City of La Verne, City Council Agenda Report



DATE: February 2, 2026
TO: Honorable Mayor and City Council
FROM: Debra Fritz, Deputy City Clerk
SUBJECT: DECLARATION OF INTENTION TO PROVIDE WEED ABATEMENT ON SPECIFIC PROPERTIES.

SUMMARY

Each year, the County of Los Angeles Department of Agricultural Commissioner/Weights & Measures conducts inspection for weeds, brush, rubbish, and refuse on public and private property that may be considered a seasonal and recurrent nuisance. A list of properties is provided to the City for review. City council is then required to declare its intention to provide for this abatement and set a public hearing for affected property owners to register objections to said abatement.

RECOMMENDATION

That the City Council adopt a Resolution titled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, DECLARING THAT WEEDS, BRUSH, RUBBISH AND REFUSE UPON OR IN FRONT OF SPECIFIED PROPERTY IN THE CITY ARE A SEASONAL AND RECURRENT PUBLIC NUISANCE AND DECLARING ITS INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF" declaring the intention to provide for the abatement of weeds, brush, rubbish and refuse and setting a public hearing for Tuesday, February 17, 2026, at 6:30 p.m.

DISCUSSION

A number of private and public properties have been declared to be a fire hazard, and therefore, a public nuisance due to overgrowth of weeds or brush or the presence of rubbish or other flammable materials. The County of Los Angeles Department of Agricultural Commissioner/Weights & Measures has been designated to inspect the properties, provide notice to the property owners, and perform weed abatement services. A list of impacted properties is included as an attachment to this report. The process as permitted by California Government Code Section 39560 to 39588 requires that the City Council first declare its intention to provide for the abatement and set a public hearing to allow affected property owners to register objections to the abatement of the weeds, brush rubbish and refuse. All properties subject to a weed abatement letter are provided notice and many of the properties typically abate the nuisance on their own. There are several City properties listed on the attached list and these known properties are part of the City's fuel modification program in which the County abatement contractor is the least costly means of fuel modification or City crews have not yet abated the property due to the timing of this process, but will before further actions at a later date.

FISCAL ANALYSIS

The recommended action has no financial impact.

ENVIRONMENTAL ANALYSIS

Not applicable.

LEGAL REVIEW

This report was reviewed and approved by the City Attorney.

ATTACHMENTS

1. La Verne Letter 2026
2. Weed Abatement Declaration Reso #26-XX
3. DeclaredParcel_KeyofB_2026-La Verne



Department of Agricultural Commissioner/Weights and Measures

Kurt E. Floren
Agricultural Commissioner
Director of Weights and Measures

12300 Lower Azusa Road
Arcadia, CA 91006-5872
https://acwm.lacounty.gov

Maximiliano E. Regis
Chief Deputy

January 5, 2026

The Honorable City Council
City of La Verne
3660 D Street
La Verne, CA 91750

Honorable City Council:

RESOLUTION DECLARING THAT WEEDS, BRUSH, RUBBISH, ETC., ARE A SEASONAL AND RECURRENT PUBLIC NUISANCE

Transmitted herewith is the Declaration List of properties which have been found by inspection to have weeds, brush and/or rubbish growing or occurring upon them and which constitute an existing or potential hazard to the health and safety of adjacent property owners.

Also attached is a resolution for adoption by the City Council declaring that hazardous weeds, brush, rubbish, etc., growing or occurring upon or in front of the listed properties are a seasonal and recurrent public nuisance.

It is my recommendation that the Honorable City Council adopt this resolution at its meeting of February 2, 2026, which sets February 17, 2026, at 6:30 p.m. as the date and time for Hearing of Protests. After your City Council adopts the resolution, please send a copy to our Weed Abatement Division at the above address.

On or before February 2, 2026, Annual Weed Abatement Notices will be sent to the owners of the properties identified in the resolution pursuant to state law. If you have any questions, please contact me at (626) 575-5487.

Respectfully submitted,

[Handwritten signature of Adrian Zavala]

ADRIAN ZAVALA
Deputy Director/Bureau Chief

AZ:jr

RESOLUTION NO. 26-XX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA,
DECLARING THAT WEEDS, BRUSH, RUBBISH AND REFUSE UPON OR IN FRONT OF
SPECIFIED PROPERTY IN THE CITY ARE A SEASONAL AND RECURRENT PUBLIC
NUISANCE AND DECLARING ITS INTENTION TO PROVIDE FOR
THE ABATEMENT THEREOF**

THE CITY COUNCIL OF THE CITY OF LA VERNE DOES RESOLVE AS FOLLOWS:

BE IT RESOLVED THAT, pursuant to the provisions of Title 4, Division 3, Part 2, Chapter 13, Article 2, of the California Government Code, Sections 39560 to 39588, inclusive, and evidence received by it, the City Council of the City of La Verne specifically finds:

SECTION 1. That the weeds, brush, or rubbish growing or existing upon the streets, sidewalks, or private property in the city attain such large growth as to become, when dry, a fire menace to adjacent improved property, or which are otherwise noxious, dangerous, or a public nuisance.

SECTION 2. That the presence of dry grass, stubble, refuse, or other flammable materials are conditions which endanger the public safety by creating a fire hazard.

SECTION 3. That by reason of the foregoing fact, the weeds, brush, rubbish, dry grass, stubble, refuse, or other flammable material growing or existing upon the private property hereinafter described, and upon the streets and sidewalks in front of said property constitute a seasonal and recurrent public nuisance and should be abated as such.

SECTION 4. That the private property, together with the streets and sidewalks in front of same herein referred to, is more particularly described as follows, to wit: That certain property described in the attached list hereto and by this reference made a part hereof as though set forth in full at this point.

BE IT THEREFORE RESOLVED, pursuant to the findings of fact, by this Council heretofore made, that the weeds, brush, rubbish, dry grass, stubble, refuse, or other flammable material in and upon and in front of the real property hereinbefore described constitute and are hereby declared to be a seasonal and recurrent public nuisance which should be abated. The Agricultural Commissioner/Director of Weights and Measures, County of Los Angeles, is hereby designated the person to give notice to destroy said weeds, brush, rubbish, dry grass, stubble, refuse, or other flammable material and shall cause notices to be given to each property owner by United States Mail and said notice shall be substantially in the following form to wit.

NOTICE TO DESTROY WEEDS, REMOVE BRUSH, RUBBISH AND REFUSE

Notice is hereby given that on February 2, 2026, the City Council of the City of La Verne passed or will pass a resolution declaring noxious or dangerous vegetation including weeds, brush, tumbleweeds, sagebrush, and chaparral or rubbish and refuse were growing or occurring upon or in front of said property on certain streets in said city or unincorporated area of the County of Los Angeles, and more particularly described in the resolution, and that they constitute a public nuisance which must be abated by the removal of said noxious or dangerous vegetation, rubbish and refuse. The resolution further declares that, if not abated, the vegetation and/or rubbish and refuse may be removed, and the nuisance abated by County authorities in which case the cost of removal shall be assessed upon the land from or in front of which the noxious or dangerous vegetation, rubbish and refuse are removed. Such cost will constitute a special assessment against such lots or lands. Reference is hereby made to said resolution for further particulars. In addition, the Board of Supervisors of the County of Los Angeles authorized and directed the Agricultural Commissioner to recover its costs of details. All property owners having any objections to the proposed removal of noxious or dangerous vegetation, rubbish and refuse and the recovery of inspection costs, are hereby notified that they may attend a hearing of the City Council of said City to be held at 3660 D Street, La Verne, CA 91750, in the Council Chambers on Tuesday, February 17, 2026 at 6:30 p.m. where their objections will be heard and given due consideration. If the property owner does not want to present objections to the proposed removal of the noxious or dangerous vegetation including weeds, brush, tumbleweeds, sagebrush, and chaparral or rubbish and refuse, or the recovery of inspection costs, the owner need not appear at the above mentioned hearing.

Debra Fritz, Deputy City Clerk

BE IT FURTHER RESOLVED that the Agricultural Commissioner is hereby authorized and directed to recover its costs of inspection of the properties hereinabove described in a manner consistent with prior action of the Board adopting a fee schedule for such inspections. The recovery of these costs is vital to the ongoing operation governing the identification and abatement of those properties that constitute a seasonal and recurrent public nuisance and endanger the public safety.

BE IT FURTHER RESOLVED that the 17th day of February, 2026, at the hour of 6:30 p.m. of said day is the day and hour, and the meeting room of the City Council of the City of La Verne in the City Hall in the City of La Verne is fixed by this City Council as the place when and where any and all property owners having any objections to the aforesaid proposed removal of weeds, brush, rubbish, dry grass, stubble, refuse, or other flammable material may appear before the City Council and show cause why said weeds, brush, rubbish, dry grass, stubble, refuse, or other flammable material should not be removed in accordance with this resolution, and said objections will then and there be heard and given due consideration; and

BE IT FURTHER RESOLVED that the notices to destroy weeds, brush, rubbish, dry grass, stubble, refuse or other flammable material hereinbefore referred to shall be mailed by said Agricultural Commissioner/Director of Weights and Measures at least ten days prior to February 17, 2026.

Passed and adopted this 2nd day of February 2026.

Mayor Tim Hepburn

ATTEST:

BY _____
Debra Fritz, Deputy City Clerk

ABATEMENT ORDER: 26-xx

February 2, 2026

FOLLOWING THE PUBLIC HEARING HELD ON TUESDAY, FEBRUARY 17, 2026, IN THE MATTER OF RESOLUTION TO ABATE NOXIOUS WEEDS, RUBBISH, AND REFUSE, THE CITY COUNCIL OF THE CITY OF LA VERNE, BY MOTION ADOPTED AN ORDER DIRECTING THE AGRICULTURAL COMMISSIONER/DIRECTOR OF WEIGHTS AND MEASURES TO ABATE THE NUISANCE BY HAVING THE WEEDS, RUBBISH, AND REFUSE REMOVED.

CITY OF LA VERNE

BY _____
Mayor Tim Hepburn

ATTEST:

BY _____
Debra Fritz, Deputy City Clerk

STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

ADRIAN ZAVALA, DEPUTY DIRECTOR, BUREAU CHIEF, AGRICULTURAL COMMISSIONER/WEIGHTS AND MEASURES, being first duly sworn says: That on or before the 2nd day of February, 2026, as required by the Government Code of the State of California, he notified by United States Mail the owners of each of the properties described in the attached list a notice or notices to destroy noxious or dangerous weeds, of which the annexed is a true copy, and setting the 17th day of February, 2026, as the date upon which owners of said property could attend a meeting of the Council of the City of La Verne, when their objections will be heard and given due consideration.



ADRIAN ZAVALA
Deputy Director, Bureau Chief

SUBSCRIBED AND SWORN TO BEFORE ME

This 2nd day of February, 2026

Debra Fritz, Deputy City Clerk

CERTIFICATION

I hereby certify that the foregoing **Resolution No. 26-XX**, was duly and regularly adopted by the City Council of the City of La Verne at a meeting thereof held on the **2nd day of February 2026**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Debra Fritz, Deputy City Clerk

2026
 LOS ANGELES COUNTY
 DECLARATION LIST
 CITY OF LA VERNE
 KEY OF B, CITY CODE 370 (UNIMPROVED)

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
8371 004 903		L A TO PASADENA METRO BLUE LINE	1 GATEWAY PLAZA	LOS ANGELES CA	90012
8371 004 904		L A TO PASADENA METRO BLUE LINE	460 E HUNTINGTON DR SUITE 202	MONROVIA CA	91016
8371 004 908		L A PASADENA METRO GOLD LINE OOTHILL EXTENSION CONST AUTH	406 E HUNTINGTON DR STE 202	MONROVIA CA	91016
8375 010 001	2743 D ST	CULLEN,JEREMIAH J AND JENNIFER L	5265 VIA DE MANSION	LA VERNE CA	91750
8375 026 066		LYNN DEE BUTLER	2415 SEVENTH ST	LA VERNE CA	91750
8375 026 068		GARCIA,JUAN M	1996 PEYTON RD	LA VERNE CA	91750
8377 025 900		L A TO PASADENA METRO BLUE LINE	460 E HUNTINGTON DR SUITE 202	MONROVIA CA	91016
8377 025 901		L A TO PASADENA METRO BLUE LINE	460 E HUNTINGTON DR SUITE 202	MONROVIA CA	91016
8377 025 902		L A TO PASADENA METRO BLUE LINE	460 E HUNTINGTON DR SUITE 202	MONROVIA CA	91016
8377 026 901		L A TO PASADENA METRO BLUE LINE	460 E HUNTINGTON DR SUITE 202	MONROVIA CA	91016
8377 028 900		LACMTA	1 GATEWAY PLAZA	LOS ANGELES CA	90012
8377 028 901		LACMTA	1 GATEWAY PLAZA	LOS ANGELES CA	90012
8378 002 900		LACMTA	1 GATEWAY PLAZA	LOS ANGELES CA	90012
8378 002 901		LACMTA	1 GATEWAY PLAZA	LOS ANGELES CA	90012
8378 002 902		LACMTA	1 GATEWAY PLAZA	LOS ANGELES CA	90012
8378 002 903		LACMTA	1 GATEWAY PLAZA	LOS ANGELES CA	90012
8378 003 013	2016 ARROW HWY	TALVA MCLAY	2036 ARROW HWY	LA VERNE CA	91750
8378 003 034		JACKSON,WILLIAM H AND ENJOLI TRS	273 ROSEBAY DRIVE	ENCINITAS CA	92024
8378 004 025		NORIEGA,BRANDON G AND JENNIE D	3368 LUCERO AVE	LA VERNE CA	91750
8378 004 900		LACMTA	1 GATEWAY PLAZA	LOS ANGELES CA	90012

2026
 LOS ANGELES COUNTY
 DECLARATION LIST
 CITY OF LA VERNE
 KEY OF B, CITY CODE 370 (UNIMPROVED)

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
8378 004 901		LACMTA	1 GATEWAY PLAZA	LOS ANGELES CA	90012
8378 005 005	1974 ARROW HWY, LA VERNE CA 91750	SOLID PILLARS INVESTMENT LLC	227 N HOLLISTON AVE	PASADENA CA	91106
8378 006 900		LACMTA	1 GATEWAY PLAZA	LOS ANGELES CA	90012
8378 006 901		LACMTA	1 GATEWAY PLAZA	LOS ANGELES CA	90012
8378 007 030		ALEJANDRE,VINCENT E AND	1615 REDWOOD WAY	UPLAND CA	91784
8378 007 031		ALEJANDRE,VINCENT E AND	1615 REDWOOD WAY	UPLAND CA	91784
8378 007 032		ALEJANDRE,VINCENT E AND	1615 REDWOOD WAY	UPLAND CA	91784
8378 007 903		LA COUNTY FLOOD CONTROL DISTRICT	900 S FREMONT AVE	ALHAMBRA CA	91803
8378 007 904		LACMTA	1 GATEWAY PLAZA	LOS ANGELES CA	90012
8378 007 910		LA VERNE BD GROUP LLC	2355 MAIN ST STE 220	IRVINE CA	92614
8378 008 011	1828 ARROW HWY, LA VERNE CA 91750	HORTA,CAROL A CO TR MOLLICONE FAMILY DECD TRUST	1143 N SUNSET AVE	AZUSA CA	91702
8378 010 041		UNIVERSITY OF LAVERNE HARITABLE TRUST AND UNIVERSITY OF LA VERNE	1950 3RD ST	LA VERNE CA	91750
8378 010 911		LA COUNTY FLOOD CONTROL DISTRICT	900 S FREMONT AVE	ALHAMBRA CA	91803
8378 010 918		LACMTA	1 GATEWAY PLAZA	LOS ANGELES CA	90012
8378 010 926		LACMTA	1 GATEWAY PLAZA	LOS ANGELES CA	90012
8378 010 927		LACMTA	1 GATEWAY PLAZA	LOS ANGELES CA	90012
8378 011 904		LA COUNTY FLOOD CONTROL DISTRICT	900 S FREMONT AVE	ALHAMBRA CA	91803

2026
 LOS ANGELES COUNTY
 DECLARATION LIST
 CITY OF LA VERNE
 KEY OF B, CITY CODE 370 (UNIMPROVED)

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
8378 011 905		L A TO PASADENA METRO BLUE LINE	460 E HUNTINGTON DR SUITE 202	MONROVIA CA	91016
8378 011 906		L A TO PASADENA METRO BLUE LINE	460 E HUNTINGTON DR SUITE 202	MONROVIA CA	91016
8378 011 907		L A TO PASADENA METRO BLUE LINE	460 E HUNTINGTON DR SUITE 202	MONROVIA CA	91016
8378 011 908	1374 PALOMARES ST	METRO GOLD LINE FOOTHILL EXT	406 E HUNTINGTON DR STE 202	MONROVIA CA	91016
8378 012 033	1200 ARROW HWY	UNIVERSITY OF LA VERNE	1950 3RD ST	LA VERNE CA	91750
8378 012 909		LACMTA	1 GATEWAY PLAZA	LOS ANGELES CA	90012
8378 012 911		LACMTA	1 GATEWAY PLAZA	LOS ANGELES CA	90012
8378 012 912		LACMTA	1 GATEWAY PLAZA	LOS ANGELES CA	90012
8378 012 913		LACMTA	1 GATEWAY PLAZA	LOS ANGELES CA	90012
8378 012 914		LACMTA	1 GATEWAY PLAZA	LOS ANGELES CA	90012
8378 013 082		SOUTHERN CALIFORNIA WATER CO	630 E FOOTHILL BLVD	SAN DIMAS CA	91773
8378 013 083		SOUTHERN CALIFORNIA WATER CO	630 E FOOTHILL BLVD	SAN DIMAS CA	91773
8378 013 910		METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES CA	90054
8378 013 911		LA COUNTY FLOOD CONTROL DISTRICT	900 S FREMONT AVE	ALHAMBRA CA	91803
8378 014 004		AYALA,MARIAN M TR	2081 N RESERVE PKWY	WASHINGTON UT	84780
8378 014 005		AYALA,MARIAN M TR	2081 N RESERVE PKWY	WASHINGTON UT	84780
8378 025 113		PLV HOMEOWNERS ASSOC INC	147 E OLIVE AVE	MONROVIA CA	91016
8378 028 006		PARK LA VERNE ESTATES AT PUDDINGSTONE	3675 HUNTINGTON DR #215	PASADENA CA	91107
8378 029 020		PARK LA VERNE ESTATES AT UDDINGSTONE	451 W BONITA AVE SUITE 7	SAN DIMAS CA	91773

2026
 LOS ANGELES COUNTY
 DECLARATION LIST
 CITY OF LA VERNE
 KEY OF B, CITY CODE 370 (UNIMPROVED)

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
8381 019 900		METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES CA	90054
8381 020 902		METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES CA	90054
8381 020 903		METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES CA	90054
8381 023 901		METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES CA	90054
8381 030 902		METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES CA	90054
8381 030 903		METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES CA	90054
8381 033 017	1837 1ST ST	CARMONA,RICHARD CO TR ET AL	1273 GROVE AVE	UPLAND CA	91786
8381 034 900		L A TO PASADENA METRO BLUE LINE	460 E HUNTINGTON DR SUITE 202	MONROVIA CA	91016
8381 034 901		L A TO PASADENA METRO BLUE LINE	460 E HUNTINGTON DR SUITE 202	MONROVIA CA	91016
8381 036 023		DREAM HOME TCB LLC	4183 TEMPLE CITY BLVD UNIT A	EL MONTE CA	91731
8381 036 905		METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES CA	90054
8381 036 906		METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES CA	90054
8382 005 900		LACMTA	1 GATEWAY PLAZA	LOS ANGELES CA	90012
8382 005 901		LACMTA	1 GATEWAY PLAZA	LOS ANGELES CA	90012
8382 006 039		PUDDINGSTONE LA VENTURE LLC	18401 ARENTH AVE BLDG B	CITY OF INDUSTRY CA	91748
8382 006 042		PUDDINGSTONE LA VENTURE LLC	18401 ARENTH AVE BLDG B	CITY OF INDUSTRY CA	91748
8382 006 043		PUDDINGSTONE LA VENTURE LLC	18401 ARENTH AVE BLDG B	CITY OF INDUSTRY CA	91748
8382 006 044		PUDDINGSTONE LA VENTURE LLC	18401 ARENTH AVE BLDG B	CITY OF INDUSTRY CA	91748
8382 006 049		PUDDINGSTONE LA VENTURE LLC	18401 ARENTH AVE BLDG B	CITY OF INDUSTRY CA	91748
8382 006 050		PUDDINGSTONE LA VENTURE LLC	18401 ARENTH AVE BLDG B	CITY OF INDUSTRY CA	91748
8382 006 051		PUDDINGSTONE LA VENTURE LLC	18401 ARENTH AVE BLDG B	CITY OF INDUSTRY CA	91748

2026
 LOS ANGELES COUNTY
 DECLARATION LIST
 CITY OF LA VERNE
 KEY OF B, CITY CODE 370 (UNIMPROVED)

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
8382 006 052		PUDDINGSTONE LA VENTURE LLC	18401 ARENTH AVE BLDG B	CITY OF INDUSTRY CA	91748
8382 006 053		PUDDINGSTONE LA VENTURE LLC	18401 ARENTH AVE BLDG B	CITY OF INDUSTRY CA	91748
8382 006 054		PUDDINGSTONE LA VENTURE LLC	18401 ARENTH AVE BLDG B	CITY OF INDUSTRY CA	91748
8382 006 055		PUDDINGSTONE LA VENTURE LLC	18401 ARENTH AVE BLDG B	CITY OF INDUSTRY CA	91748
8382 006 056		PUDDINGSTONE LA VENTURE LLC	18401 ARENTH AVE BLDG B	CITY OF INDUSTRY CA	91748
8382 006 061		PUDDINGSTONE LA VENTURE LLC	18401 E ARENTH AVE BLDG B	CITY OF INDUSTRY CA	91748
8382 006 062		PUDDINGSTONE LA VENTURE LLC	18401 E ARENTH AVE BLDG B	CITY OF INDUSTRY CA	91748
8382 006 065		LIU,PYNG SHAN	439 DEODAR LN	BRADBURY CA	91008
8382 024 170		PUDDINGSTONE VILLAGE HOMEOWNERS	PO BOX 7758	LA VERNE CA	91750
8382 024 176		PUDDINGSTONE VILLAGE HOMEOWNERS	PO BOX 7758	LA VERNE CA	91750
8382 025 192		PUDDINGSTONE VILLAGE HOMEOWNERS	PO BOX 7758	LA VERNE CA	91750
8391 003 911		METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES CA	90054
8391 021 059		CHF,INC	630 E FOOTHILL BLVD	SAN DIMAS CA	91773
8391 026 040		MORA,STEVE V AND TRINIE G	3322 DAMIEN AVE	LA VERNE CA	91750
8391 026 070		MORA,STEVE V AND TRINIE G AND	1416 ELYSIAN AVE	POMONA CA	91767
8664 009 901		LA VERNE CITY	3660 D ST	LA VERNE CA	91750
8664 009 902		LA COUNTY FLOOD CONTROL DISTRICT	900 S FREMONT AVE	ALHAMBRA CA	91803
8664 009 904	1101 W ALDERSGATE DR	LA VERNE CITY	3660 D STREET	LA VERNE CA	91750
8664 009 905		LA VERNE CITY	3660 D ST	LA VERNE CA	91750

2026
 LOS ANGELES COUNTY
 DECLARATION LIST
 CITY OF LA VERNE
 KEY OF B, CITY CODE 370 (UNIMPROVED)

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
8664 010 030		JOHN TORRES	4969 OLD RANCH ROAD	LA VERNE CA	91750
8664 010 031		MCCOOK,GAYE	4973 OLD RANCH RD	LA VERNE CA	91750
8664 010 032		PLUMLEY,JEFF D AND EILEAN N	4981 OLD RANCH RD	LA VERNE CA	91750
8664 010 033		MARSHALL,PETER AND MONICA TRS	4985 OLD RANCH RD	LA VERNE CA	91750
8664 010 034		MARROLLI,DONALD J SR AND MARIA R	4987 OLD RANCH RD	LA VERNE CA	91750
8664 010 035		ROBBINS,MATTHEW J AND	4991 OLD RANCH RD	LA VERNE CA	91750
8664 010 036		RODGERS,CARRIE L CO TR	1166 OAK KNOLL TERRACE	LA VERNE CA	91750
8664 010 037		SCHIRO,VITO AND GIOVANNA TRS	2225 EAGLE DR	LA VERNE CA	91750
8664 010 038		PALOVCHIK,TAWNY	1158 OAK KNOLL TERRACE	LA VERNE CA	91750
8664 010 039		MILLER,FRED D AND CHING H	1154 OAK KNOLL TER	LA VERNE CA	91750
8664 015 030		WILKINSON,LINDA L	5077 OLD RANCH RD	LA VERNE CA	91750
8664 017 002		BURKLE,JOE S AND ELIZABETH A	37888 OAK GLEN RD	YUCAIPA CA	92399
8664 020 902	BIRDIE DR	METROPOLITIAN WATER DIST	PO BOX 54153	LOS ANGELES CA	90054
8664 043 902		METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES CA	90054
8664 043 903		METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES CA	90054
8665 015 903		STATE OF CALIF	707 3RD ST 5TH FL	SACRAMENTO CA	95605
8665 019 133		CARRANZA,JUAN C AND ALBAROSA	1338 CANYON VIEW DR	LA VERNE CA	91750
8665 019 912		LA COUNTY FLOOD CONTROL DISTRICT	900 S FREMONT AVE	ALHAMBRA CA	91803
8665 027 918		LA COUNTY FLOOD CONTROL DISTRICT	900 S FREMONT AVE	ALHAMBRA CA	91803

2026
 LOS ANGELES COUNTY
 DECLARATION LIST
 CITY OF LA VERNE
 KEY OF B, CITY CODE 370 (UNIMPROVED)

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
8665 027 920		LA COUNTY FLOOD CONTROL DISTRICT	900 S FREMONT AVE	ALHAMBRA CA	91803
8665 027 921		LA COUNTY FLOOD CONTROL DISTRICT	900 S FREMONT AVE	ALHAMBRA CA	91803
8665 027 923		LA COUNTY FLOOD CONTROL DISTRICT	900 S FREMONT AVE	ALHAMBRA CA	91803
8665 030 045		BURKLE,JOE S AND ELIZABETH A	37888 OAK GLEN RD	YUCAIPA CA	92399
8665 031 900		LA COUNTY FLOOD CONTROL DISTRICT	900 S FREMONT AVE	ALHAMBRA CA	91803
8666 005 041		SBICCA,ARTHUR TR ET AL	2650 LOMBARDY RD	SAN MARINO CA	91108
8666 005 044		BECKER,JONATHAN AND MELISSA TRS	1935 PUDDINGSTONE DR	LA VERNE CA	91750
8666 009 032		MANDELL,STEVE	541 S GLENDORA AVE	GLENDORA CA	91741
8666 051 028		BAKSHANDEH,NORA	3048 CLARMEYA LN	PASADENA CA	91107
8666 051 029		BAKSHANDEH,NORA	3048 CLARMEYA LN	PASADENA CA	91107
8666 054 038		LA VERNE LIVE OAK HOMEOWNERS	1275 CENTER COURT DR	COVINA CA	91724
8666 058 904	5100 ESPERANZA DR	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES CA	90054
8666 058 905		METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES CA	90054
8666 058 906		METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES CA	90054
8666 059 009		SOL LONG TERM LAND INVESTMENT	PO BOX 11480	BEVERLY HILLS CA	90213
8666 059 901		LA VERNE CITY	3660 D ST	LA VERNE CA	91750
8666 059 903		LA VERNE CITY	3660 D ST	LA VERNE CA	91750
8666 059 904		METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES CA	90054

2026
 LOS ANGELES COUNTY
 DECLARATION LIST
 CITY OF LA VERNE
 KEY OF B, CITY CODE 370 (UNIMPROVED)

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
8666 059 908		LA VERNE CITY	3660 D ST	LA VERNE CA	91750
8666 063 034		LA VERNE LIVE OAK HOMEOWNERS	1275 CENTER COURT DR	COVINA CA	91724
8669 025 039		GONZALEZ,JESUS	10317 MAPLEDALE ST	BELLFLOWER CA	90706
8669 026 051		PETROPOULOS,GREGORY CO TR G AND B PETROPOULOS TRUST	4574 LIVE OAK CANYON RD	LA VERNE CA	91750
8678 021 912		LA VERNE CITY	3660 D ST	LA VERNE CA	91750
8678 021 914		L A COUNTY	500 W TEMPLE ST RM 648	LOS ANGELES CA	90012
8678 021 919		LA VERNE CITY	3660 D ST	LA VERNE CA	91750
8678 022 012		ANABI,SAMIR AND MANAL TRS ET AL	7463 BRYDON RD	LA VERNE CA	91750
8678 022 901		LA VERNE CITY	3660 D ST	LA VERNE CA	91750
8678 022 902		LA VERNE CITY	3660 D ST	LA VERNE CA	91750
8678 023 020		CHOW,HUBERT W AND ERIN J TRS	5360 MOUNTAIN SPRINGS RANCH RD	LA VERNE CA	91750
8678 023 026		MISTRETTA FAMILY PROPERTIES LLC	846 W FOOTHILL BLVD STE G	UPLAND CA	91786
8678 023 027		MISTRETTA FAMILY PROPERTIES LLC	846 W FOOTHILL BLVD STE G	UPLAND CA	91786
8678 023 031		CHARLEBOIS,GARY AND LORI TRS	2025 BONITA AVE	LA VERNE CA	91750
8678 024 019	1260 FOXFORD RD, LA VERNE CA 91750	HENNESSY,MILDRED E	1959 TEMPLE HILLS DR	LAGUNA BEACH CA	92651
8678 024 021		AHMED,IQBAL TR	PO BOX 8181	LA VERNE CA	91750
8678 024 022		ZACHARIAS,DAVID S AND CYNTHIA M	6702 CALMBANK AVE	LA VERNE CA	91750
8678 027 029	COUNTRY CLUB DR	SOL LONG TERM LAND NVESTMENT TRUST LLC	1 SPECTRUM POINTE DRIVE SUITE 310	LAKE FOREST CA	92630
8678 027 036		SOL LONG TERM LAND NVESTMENT TRUST LLC	PO BOX 11480	BEVERLY HILLS CA	90213

2026
 LOS ANGELES COUNTY
 DECLARATION LIST
 CITY OF LA VERNE
 KEY OF B, CITY CODE 370 (UNIMPROVED)

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
8678 027 273	BIRDIE DR	L A CITY DEPT OF WATER AND POWER	PO BOX 51111	LOS ANGELES CA	90051
8678 034 051		CREEKSIDE AT LA VERNE	5 PETERS CANYON RD STE 310	IRVINE CA	92606
8678 062 900		LA VERNE CITY	3660 D ST	LA VERNE CA	91750
8678 066 021		RANCHO ESPERANZA HOMEOWNERS ASSOCIATION INC	302 S. MILLIKEN AVE #D	ONTARIO CA	91761
8678 067 270		L A CITY DEPT OF WATER AND POWER	PO BOX 51111	LOS ANGELES CA	90051
8678 067 271		L A CITY DEPT OF WATER AND POWER	PO BOX 51111	LOS ANGELES CA	90051
8678 067 900		LA VERNE CITY	3660 D ST	LA VERNE CA	91750
8678 067 901		LA VERNE CITY	3660 D ST	LA VERNE CA	91750
8678 069 900		LA VERNE CITY	3660 D STREET	LA VERNE CA	91750
8678 069 903		LA VERNE CITY	3660 D STREET	LA VERNE CA	91750
8678 071 901		LA VERNE CITY	3660 D STREET	LA VERNE CA	91750
8678 072 047		MARSHALL CANYON ESTATES	9130 ANAHEIM PLACE	RANCHO CUCAMONGA CA	91730
8678 073 013		MARSHALL CANYON ESTATES	9130 ANAHEIM PLACE	RANCHO CUCAMONGA CA	91730
8678 073 900		LA VERNE CITY	3660 D ST	LA VERNE CA	91750
8678 074 020		LA VERNE OAK TREE ESTATES HOA	9858 IRVINE CENTER DR	IRVINE CA	92618
8678 074 027		LA VERNE OAK TREE ESTATES	8951 RESEARCH DR STE 100	IRVINE CA	92618
TOTAL VACANT/IMPROVED RECORDS					0
TOTAL UNIMPROVED RECORDS					168
TOTAL RECORDS					168

City of La Verne, City Council Agenda Report



DATE: February 2, 2026
TO: Honorable Mayor and City Council
FROM: Candice Bowcock, Principal Planner
SUBJECT: **MAKING DETERMINATION OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061 (B) (3) AND SECOND READING AND ADOPTION OF "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, AMENDING THE OLD TOWN LA VERNE SPECIFIC PLAN TO REVISE THE MINIMUM DENSITY REQUIREMENT IN THE MIXED-USE 1 LAND USE DISTRICT FROM 38 TO 20 DWELLING UNITS/ACRE."**

SUMMARY

City Council is asked to adopt an ordinance that reduces the minimum density from 38 dwelling units per acre (du/ac) to 20 du/ac to better align with current economic conditions and encourage new investment within the Mixed-Use 1 district of the Old Town La Verne Specific Plan area.

RECOMMENDATION

That the City Council adopt an Ordinance, entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, AMENDING THE OLD TOWN LA VERNE SPECIFIC PLAN TO REVISE THE MINIMUM DENSITY REQUIREMENT IN THE MIXED-USE 1 LAND USE DISTRICT FROM 38 TO 20 DWELLING UNITS/ACRE" and find that the adoption is exempt from the California Environment Quality Act pursuant to the common sense exemption of CEQA Guidelines section 15061(b)(3).

DISCUSSION

As presented at the last meeting, due to changes in market conditions and the feasibility of high-density residential development, the City's minimum residential density requirement for the Mixed-Use 1 district in the Old Town La Verne Specific Plan area has become a barrier to development. The proposed ordinance reduces the minimum density from 38 dwelling units per acre (du/ac) to 20 du/ac to better align with current economic conditions and encourage new investment within the Mixed-Use 1 district of the Old Town La Verne Specific Plan area.

This item was introduced for first reading at the January 20, 2026, meeting and approved by a vote of 5-0.

FISCAL ANALYSIS

Approval of this item will have no direct financial impact.

ENVIRONMENTAL ANALYSIS

Making Determination of Exemption from the California Environmental Quality Act Pursuant to the Common Sense Exemption of CEQA Guidelines Section 15061 (B) (3) and Second Reading and Adoption of "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, AMENDING THE OLD TOWN LA VERNE SPECIFIC PLAN TO REVISE THE MINIMUM DENSITY REQUIREMENT IN THE MIXED-USE 1 LAND USE DISTRICT FROM 38 TO 20 DWELLING UNITS/ACRE.", Page 2

The ordinance is exempt from CEQA under CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) because it reduces the minimum density requirement, does not increase development potential, and does not create a reasonably foreseeable environmental impact.

LEGAL REVIEW

The City Attorney has reviewed and approved this report.

ATTACHMENTS

1. Minimum Density OTLVSP Ordinance

Report Prepared By:
Candice Bowcock, Principal Planner

Coordinated with:
Lisa Kranitz, Assistant City Attorney

ORDINANCE NUMBER 26-XXX

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA VERNE,
CALIFORNIA, AMENDING THE OLD TOWN LA VERNE SPECIFIC PLAN TO
REVISE THE MINIMUM DENSITY REQUIREMENT IN THE MIXED-USE 1 LAND USE
DISTRICT FROM 38 TO 20 DWELLING UNITS/ACRE**

WHEREAS, Government Code Section 65300 *et seq.* requires the City of La Verne (“City”) to adopt and maintain a General Plan that contains certain elements, describes its long-term goals, and develop policies and programs to achieve those goals; and

WHEREAS, in June 2024, the City approved a mixed-use housing development project in the Old Town La Verne Specific Plan area for 1941 White which provided for a density of approximately 77 units per acre; and

WHEREAS, in November 2024, the City Council adopted an Urgency Ordinance establishing a minimum density requirement of 38 dwelling units/acre for the Mixed-Use 1 and 2 land use districts in order to help meet the City’s housing obligations as set forth in the 2021-2029 Housing Element and to help support the City’s Enhanced Infrastructure Financing District; and

WHEREAS, in February 2025, the City Council adopted Ordinance No. 25-1129 which imposed a minimum density requirement of 38 dwelling units/acre for the Mixed-Use 1 and 2 land use districts; and

WHEREAS, for a number of reasons, high-density multi-family housing has slowed down in the State in the past year and has become more difficult to finance and more costly to build; and

WHEREAS, symptomatic of the change in the economics has caused the developer of 1941 White to determine that it is no longer financially feasible to move forward with the project and there has been no interest from buyers in developing this project; and

WHEREAS, one of the top real estate brokers (Colliers) has informed the City that the difficulty in building new market-rate apartments at this time has to do with the cost of construction exceeding the value of existing market-rate properties as rising interest rates, high material costs, and labor shortages have pushed total development costs to historic highs; and

WHEREAS, there is still a market for the development of lower-density projects; and

WHEREAS, the City Council recognizes that by creating a minimum density of 38 dwelling units/acre in order to spur development, it unwittingly created a situation where development has actually been stymied; and

WHEREAS, the Mixed-Use 1 land use district has a lower maximum residential density that the Mixed-Use 2 land use district; and

WHEREAS, the City Council has determined that it is in the best interests of the City to reduce the minimum density allowed in the Mixed-Use 1 land use district in order to spur development; and

WHEREAS, this Ordinance does not impact the maximum density that may be built on any lot in the Mixed-Use 1 land use district; and

WHEREAS, on December 10, 2025 the Planning Commission held a duly noticed public hearing on this Ordinance at which time it considered all evidence presented, both written and oral; and

WHEREAS, after the close of the public hearing the Planning Commission approved a resolution recommending that the City Council adopt this Ordinance and find that the Ordinance is exempt from CEQA; and

WHEREAS, on January 20, 2026, the City Council held a duly noticed public hearing on this Ordinance for Introduction and First Reading.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA VERNE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Findings. The Whereas clauses set forth above are true and correct and incorporated herein as findings of fact.

SECTION 2. The Old Town La Verne Specific Plan is hereby amended as follows:

Figure 10.1: Development Standards for the Old Town Mixed-Use, Mixed-Use 1 and 2, Medium Density Residential and University of La Verne Districts is hereby amended by revising footnote (c) as follows, all other provisions of the chart remain the same:

Land Use Districts	Max. Height	Min. Lot Size	Max. Resid. Unit Density	Public Street Setback (except as noted in Design Standards & Guidelines)	Public Alley Setback (except as noted in Design Standards & Guidelines)	Parking
Mixed-Use 1	72 feet	40,000 SF	60 DU/ACRE ^{(c), (e)}	0 FT*	2 FT	2 spaces per 1,000 SF or retail/7.5 spaces per 1,000 SF or restaurant/2 spaces per 1,000 SF of office/1 space per residential bedroom
Mixed-Use 2	84 feet ^(a) 108 feet ^(b)	40,000 SF	70 DU/ACRE ^{(d), (e)}	0 FT*	2 FT	2 spaces per 1,000 SF or retail/7.5 spaces per 1,000 SF or restaurant/2 spaces per 1,000 SF of office/1 space per residential bedroom

* Projects over 10,000 square feet or with a frontage that exceeds 100 feet are subject to landscaping and open space improvements subject to review and approval by the Development Review Committee.

- (a) Residential or Office
- (b) Hotel
- (c) In this District there is a minimum residential density of 20 du/acre
- (d) In this District there is a minimum residential density of 38 du/acre
- (e) The minimum residential density does not apply if there an adaptive reuse of a building to residential.

SECTION 3. CEQA. This Ordinance is exempt from CEQA under the “common sense exemption” of CEQA Guidelines Section 15061(b)(3). The Ordinance only reduces the minimum number of dwellings per acre but does not change the total amount of development that is allowed.

SECTION 4. 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 5. Effective Date. This Ordinance shall take effect on the 31st day after passage.

SECTION 6. The City Clerk shall certify to the adoption of this Ordinance.

PASSED, APPROVED and ADOPTED this 2nd day of February, 2026.

Mayor Tim Hepburn

Debra Fritz, Deputy City Clerk

CERTIFICATION

AYES:
 NOES:
 ABSTAIN:
 ABSENT:

Debra Fritz, Deputy City Clerk

City of La Verne, City Council Agenda Report



DATE: February 2, 2026
TO: Honorable Mayor and City Council
FROM: Ken Domer, City Manager
SUBJECT: UPDATE AND DISCUSSION ON INCREASED WIRELESS/CELLULAR COVERAGE IN NORTH LA VERNE.

SUMMARY

Due to fair to poor wireless telecommunications coverage in the North La Verne residential neighborhoods and the potential public safety impacts from reduced connectivity, the City Council was asked to review how to increase wireless connectivity in the North La Verne area. The City Council therefore directed that a review be provided to the City Council and Staff is requesting direction from the City Council based on this update.

RECOMMENDATION

That the City Council receive and file this report and provide Staff appropriate direction to encourage greater wireless coverage in North La Verne.

DISCUSSION

Wireless telecommunications coverage in the area of North La Verne, defined herein as residential neighborhoods north of Baseline Road and specifically areas adjacent to Golden Hills Road, have various degrees of coverage as identified by available coverage maps. Coverage in general depends greatly on the carrier at the present time, with AT&T and T-Mobile having greater coverage due to cell towers located at the clubhouse of the former Sierra La Verne Country Club and Verizon having poor or no coverage in areas due to current placement of towers or small cell wireless equipment.

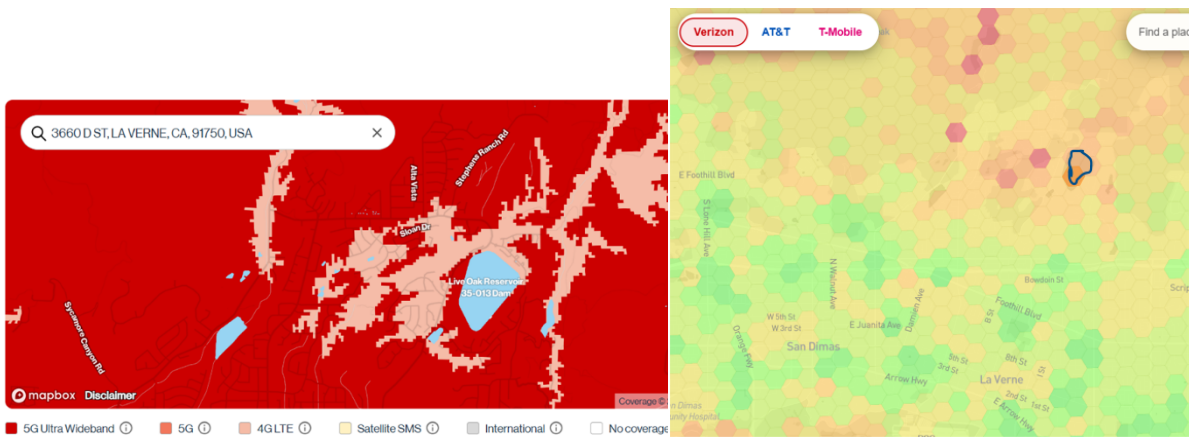
Small cell wireless facilities, otherwise known as small cells, are just what the name implies: sites having smaller wireless radios and antennas than macro cell sites (such as the typical wireless cell tower). Small cell wireless facilities have a range that varies from a few hundred feet to upwards of 1,000 feet, depending on terrain and the radio frequencies used. Located typically on streetlights, solo poles, or other infrastructure near the public right of way, these lower power facilities primarily add capacity in high-traffic areas, dense urban areas, and suburban communities. The increase in the use of smartphones, wireless tablets, and streaming devices, has increased the need for more wireless bandwidth to accommodate the need for upload/download speeds and greater data flow making the addition of small cells critical to today's technological environment. While they are not a substitute for macro cell sites, they do greatly assist in areas where a macro cell may not be practical or possible. Small cell facilities can be processed at the staff level through an encroachment permit, while macro cells (cell towers) require a Conditional Use Permit through the Planning Commission.

The critical infrastructure required for increased small cell wireless deployment is a fiber

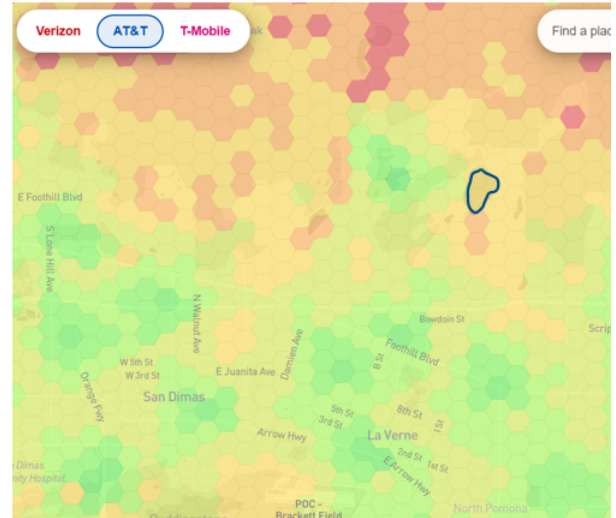
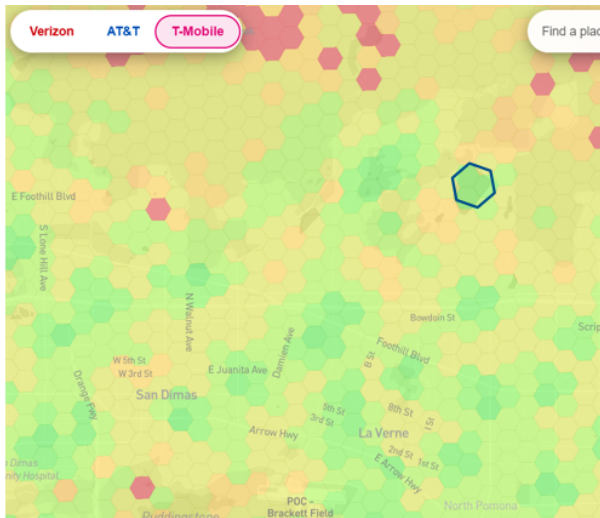
connection. Fiber is necessary to connect the small cell to the broader network allowing it to handle high-speed data traffic. Typical fiber installation is via aerial utility poles. The thicker cables lowest on a utility pole are cable, fiber, and telephone lines while the higher levels are transmission and then distribution (high voltage) electrical lines. In areas such as North La Verne, which were primarily developed after under grounding of utilities was required by local governments, the absence of above ground utility poles greatly increases the cost to install fiber lines. It is primarily for this reason, the lack of aerial fiber connection, as to why wireless coverage in North La Verne is deficient.

While cell coverage differs in North La Verne based on carrier, it is primarily because two carriers, AT&T and T-Mobile, have macro cells located at the clubhouse at the former Sierra La Verne Country Club. The tower currently operated by T-Mobile was built in 2008 and the one operated by AT&T was built in 2015. A third tower, applied for by Verizon in 2015, had permits issued in 2016 which expired in 2017. A new proposal for Verizon came in 2019, was approved by the Planning Commission in 2020, but those permits expired in 2021 and the tower was never built. The expiration of those permits are rumored to have been due to the pending sale of the golf course and the previous owner not wanting to complicate the sale. At this time, only the two towers are in place explaining the limited coverage by Verizon.

Cell coverage maps can generally be found online and typically within a carrier's website if not on the website of independent firms using data from the Federal Communications Commission (FCC). The following is a Verizon coverage map (<https://www.verizon.com/coverage-map/>) for the North La Verne area with Live Oak Reservoir providing a frame of reference and a second Verizon coverage map to provide comparison to coverage maps for AT&T and T-Mobile located on the next page (<https://coveragecritic.com/coverage-model/best-cell-phone-coverage-plans-in-la-verne-ca/>).



A coverage map from T-Mobile shows better reaching service for the North La Verne area and a map for AT&T:



Opportunities for Increased Coverage

Clearly, the best opportunity for increased coverage is gaining a third tower at the Sierra La Verne Country Club or adjacent area such as a city-owned property or park. However, in all cases, access to fiber may be an impediment. For this reason, the City reached out to Crown Castle, a nationwide provider of shared communications infrastructure (cell towers, small cells, and fiber), last year to inquire about fiber installation and the City Council on April 7, 2025, approved a Memorandum of Understanding with Crown Castle for their new Rapid Connect fiber installation. While this was not an award of a construction contract or even an agreement to install fiber, it was an understanding that Crown Castle could install fiber up Wheeler Avenue from the Oak Mesa Park area to Golden Hills Road and east to Esperanza Drive. This fiber installation, while making it easier for small cell facilities for any telecommunications carrier, is dependent on a small cell carrier working with Crown Castle to fund the construction. The City has reached out to Crown Castle to inquire about the cost of the fiber installation using the Rapid Connect system as a means to "build it" and see if small cell carriers will then come to take advantage of the fiber option. Rough estimates for typical fiber installations (trenching or boring under streets) range from \$40,000 to \$60,000 per mile based on method of installation and location situation. The installation of a Rapid Connect system, which is a small 1 to 1.5 inch cut in the pavement, is estimated to be significantly less.

Additionally, in the last several months, the City has been in communication with Verizon wireless for the installation of eight small cell facilities, with four being north of Baseline Road and one of the four being slightly northeast of Live Oak Reservoir. The City received a draft Master License Agreement from Verizon in early December 2025, and we are currently working with Verizon to finalize the agreement for the locations in order to bring it to the City Council for consideration within the next few months. These small cell facilities are part of Verizon's business plan and not a result of the City reaching out to Verizon. However, we are working with the Verizon representatives regarding additional placement of small cell facilities along Golden Hills Road in order to further reduce the coverage gap for Verizon coverage based on resident concerns. We are hoping to take advantage of the earlier agreement with Crown

Castle for their Rapid Connect installation but also understand that all carriers have their own procurement processes and bidding practices to follow. Regardless, the prospect of increased Verizon coverage in the North La Verne area in the near future is positive.

Other Factors for Consideration

While Planning Commissions and City Councils may receive public testimony on health concerns related to radio frequency (RF) exposure, decisions cannot be made based on those concerns. The 1996 Federal Telecommunications Act expressly preempts state and local government regulation of the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of RF emissions to the extent that such facilities comply with the FCC's regulations concerning such emissions (47 U.S.C. §332(c)(7)(B)(iv)). An applicant seeking to install a small wireless facility or macro cell will be required to affirm compliance with the FCC RF exposure requirements, but the FCC remains the exclusive agency for resolving non-compliance.

Finally, it is clear that the issues affecting the placement of a third macro cell tower at Sierra La Verne Country Club greatly hindered increased wireless coverage in North La Verne. Through all of this, it is important to note that cities do not build telecommunication infrastructure, but through our regulations or processes, we can delay implementation. In order to provide the best service to our residents, it is encouraged that we continue to provide a welcoming process for increased use of telecommunications and ensure our residents have access to the best of their ability and service provider.

Council Direction Moving Forward

At this time, Staff is requesting City Council direction to continue working with Verizon representatives to expand the amount of small cell facilities in the North La Verne area beyond the planned eight (8) sites proposed. This direction includes getting estimates for fiber installation in the North La Verne area for Crown Castle's Rapid Connect system or other non-aerial methods to provide for further small cell facilities in which the City could provide upfront costs (build it and they will come approach) as well as facilitating the potential of locating a third macro cell tower at or near the current two towers (or co-locating if possible) in order to increase wireless coverage. It is understood that any agreement or planned expenditure of City funds will require a return to the City Council for authorization based on specific outcomes.

FISCAL ANALYSIS

The provision of information and discussion regarding this issue does not have a financial impact. Future agenda items may have financial impacts and those impacts will be discussed as part of any future City Council action.

ENVIRONMENTAL ANALYSIS

No environmental analysis is required for this discussion and taking direction from the City Council. In the future, it is important to note that the approval and construction of new wireless communication facilities are generally categorically exempt from the California Environmental Quality Act (CEQA) under several provisions to include:

- CEQA Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures), which includes construction and location of limited numbers of new, small facilities or structures, including utility extensions and accessory structures; and/or

- CEQA Guidelines Section 15304 (Class 4 – Minor Alterations to Land), which includes minor trenching and backfilling where there is no removal of mature, scenic trees; and/or
- CEQA Guidelines Section 15301 (Class 1 – Existing Facilities), if collocation or replacement on an existing structure; and/or
- CEQA Guidelines Section 15311 (Class 11 – Accessory Structures) for placement of small accessory equipment.

Additionally, it is important to note that wireless facilities are designed to comply with all applicable Federal Communications Commission (FCC) regulations for radio frequency (RF) emissions. Under federal law, local agencies are preempted from denying wireless facilities on the basis of environmental effects of RF emissions so long as the facility complies with FCC standards (47 U.S.C. § 332(c)(7)(B)(iv)).

LEGAL REVIEW

The City Attorney has reviewed and approved of this item.

ATTACHMENTS

None

City of La Verne, City Council Agenda Report



DATE: February 2, 2026
TO: Honorable Mayor and City Council
FROM: Ken Domer, City Manager
SUBJECT: **TRI-CITY MENTAL HEALTH AUTHORITY GOVERNING BOARD REPRESENTATIVE APPOINTMENT.**

SUMMARY

Tri-City Mental Health Authority is seeking to fill a Governing Board vacancy following the November 2025 resignation of Carolyn Cockrell. Tri-City Mental Health Authority Liaisons Councilmembers Lau and Johnson reviewed the applications and recommend appointing Trent West to the Governing Board.

RECOMMENDATION

That the City Council appoint Trent West to serve on as La Verne's Tri-City Mental Health Authority Governing Board representative.

DISCUSSION

Tri-City Mental Health Authority was established to provide mental health services for the communities of La Verne, Pomona, and Claremont. The Governing Board is comprised of representatives of the respective City Councils, community representatives from each of the cities, and mental health professionals, serving on a two-year term basis.

In November 2025, Carolyn Cockrell submitted her formal resignation from her position on the Tri-City Mental Health Authority Governing Board. The City solicited applications through social media, e-newsletters, and information on the website to fill this vacancy. At the close of the application period, five (5) applications were received from the following individuals:

- Arredondo, Paul
- Chy, Hunly
- Juarez, Angelica
- Lyons, Evans
- West, Trent

Councilmembers Lau and Johnson, who serve on the Tri-City Mental Health Authority Governing Board, reviewed the applications and are recommending that the City Council appoint Trent West.

FISCAL ANALYSIS

Not applicable.

ENVIRONMENTAL ANALYSIS

Not applicable.

LEGAL REVIEW

The City Attorney has reviewed and approved this report.

ATTACHMENTS

1. Applications TCMHA

Report Prepared By:

Andrea Blockinger, Administrative Analyst

Print

Tri City Mental Health Authority Governing Board Online Application - Submission #1704

Date Submitted: 12/15/2025

Community Service Information

There are numerous citizens who volunteer to serve on boards, commissions, and committees, to advise the City Council on the many issues of concern in our community.

From time to time, members retire or leave their board, commissions, and committees, new members must be appointed. Also, new issues are raised and whole boards, commissions, and committees are formed to address the issues.

This is where you come in. As a citizen of La Verne, you are eligible to serve on any committee - your only qualifications are interest, motivation, desire, and of course, the time to serve. Your service will be voluntary and without pay. Some boards, commissions, and committees may have additional requirements, please review the details on the City website.

Appointment to a board, commission, or committee is done by the City Council, and your responsibility is to advise the City Council on those issues that fall within the responsibility of the board, commission, or committee that you are appointed to.

The City of La Verne is strong due to its citizens involvement. We encourage you to get involved and help in the furtherance of the lifestyle we have become noted for.

If you wish to be considered for the community service position, please fill out the application here and designate your area of interest.

1. Personal Data

First Name*

Last Name*

Home Address (Number and Street)*

City, State, Zip Code*

Business Address (Number and Street)

City, State, Zip Code

Home or Cell Phone*

Work Phone

Email Address*

2. Work Experience

Describe your duties

Psychiatric/Mental Health Nurse Practitioner

3. Education and Training

Please comment on education and training as it may relate to your application for community service

I have a master's degree in nursing with specialty Psychiatric/Mental Health Nurse Practitioner. I have extensive mental health training and currently hold 103NP status.

4. Additional Information

Use this space to provide additional information as required or to describe in greater detail any aspects of your experience or activities that are pertinent.

I have been working in mental health since I was 21 years of age. I started my journey as a direct support professional working in residential care homes caring for developmentally disabled men with comorbid psychiatric diagnoses. I pursued nursing initially by completing my prerequisites and LVN certification at Citrus College, and I continued my education through competitive public school systems finishing my associate degree at Pasadena City College, my bachelor degree at California State University San Marcos and my master degree at California State University Los Angeles. As a nurse practitioner, I have spent the last three years of my career providing psychiatric medication services for pediatrics and young adults through county funded programs in lower socioeconomic areas such as the high desert of Southern California.

5. References

Name

Kevin Wethey MD

Phone Number

[REDACTED]

Email Address

[REDACTED]

Name

Eduardo Longworth PMHNP-BC

Phone Number

[REDACTED]

Email Address

[REDACTED]

Name

[REDACTED]

Phone Number

[REDACTED]

Email Address

6. Community Activities

List current activities and work back to when you first moved to La Verne. Include all special projects and positions you held in organizations, for example, President, Secretary, Treasurer, etc.

Name of Organization

How long were you with this organization?

Offices Held

Describe your responsibilities and accomplishments.

Name of Organization

How long were you with this organization?

Offices Held

Describe your responsibilities and accomplishments.

Name of Organization

How long were you with this organization?

Offices Held

Describe your responsibilities and accomplishments.

7. Essay

What were the major reasons that caused you to move to La Verne?

I moved to La Verne when I was in fifth grade. I moved away when I went to college. After starting a family, La Verne was my first choice to raise my children due to the safe community, the top-ranking school districts, and the beautiful amenities the city has to offer.

If you could change anything in the City, what would it be?

Growing up in La Verne to now raising a family here, I would initially focus on the preservation of La Verne's values and commitment to its residents. Identifying areas that can be strengthened would come over time, then planning, and implementation.

What can you contribute to and why are you interested in serving on the board, commission, or committee designated?

I am a hard working and dedicated individual who has been an advocate for mental health since age 21 on the clinical side. I would like to not only contribute my knowledge, but also learn what the residents of La Verne would like to see improved. I would like to help advocate on a broader scale to assist those who would benefit from mental health services.

What is your availability to serve on a Committee?

I am available.

Please include any additional documents that may bolster your application.

No file chosen

Print

Tri City Mental Health Authority Governing Board Online Application - Submission #1699

Date Submitted: 12/12/2025

Community Service Information

There are numerous citizens who volunteer to serve on boards, commissions, and committees, to advise the City Council on the many issues of concern in our community.

From time to time, members retire or leave their board, commissions, and committees, new members must be appointed. Also, new issues are raised and whole boards, commissions, and committees are formed to address the issues.

This is where you come in. As a citizen of La Verne, you are eligible to serve on any committee - your only qualifications are interest, motivation, desire, and of course, the time to serve. Your service will be voluntary and without pay. Some boards, commissions, and committees may have additional requirements, please review the details on the City website.

Appointment to a board, commission, or committee is done by the City Council, and your responsibility is to advise the City Council on those issues that fall within the responsibility of the board, commission, or committee that you are appointed to.

The City of La Verne is strong due to its citizens involvement. We encourage you to get involved and help in the furtherance of the lifestyle we have become noted for.

If you wish to be considered for the community service position, please fill out the application here and designate your area of interest.

1. Personal Data

First Name*

Last Name*

Home Address (Number and Street)*

City, State, Zip Code*

Business Address (Number and Street)

City, State, Zip Code

Home or Cell Phone*

Work Phone

Email Address*

2. Work Experience

Describe your duties

I have over 25 years of professional experience working in the Navy, in Aerospace and in the Utility industry. I have also been a small business owner for the past 20 years.

3. Education and Training

Please comment on education and training as it may relate to your application for community service

I have a bachelor's and master's degree in electrical engineering, and an MBA from the University of La Verne.

4. Additional Information

Use this space to provide additional information as required or to describe in greater detail any aspects of your experience or activities that are pertinent.

With over two decades of leadership experience in highly regulated, safety-critical environments, I bring a strong foundation in strategic planning, risk management, and stakeholder engagement that aligns well with the responsibilities of the Tri City Mental Health Authority Governing Board. My career has centered on developing and implementing large-scale initiatives that required cross-functional collaboration, regulatory compliance, and community impact considerations. I have successfully led diverse teams, fostered organizational growth, and managed complex projects with budgets exceeding \$1 billion annually. These experiences have honed my ability to analyze risks, make informed decisions, and advocate for solutions that prioritize public safety and well-being—skills that are directly transferable to guiding mental health programs and ensuring effective governance.

5. References

Name

Lana Chiv

Phone Number

[REDACTED]

Email Address

[REDACTED]

Name

Edward Lam

Phone Number

[REDACTED]

Email Address

[REDACTED]

Name

Arianne Luy

Phone Number

[REDACTED]

Email Address

[Redacted]

6. Community Activities

List current activities and work back to when you first moved to La Verne. Include all special projects and positions you held in organizations, for example, President, Secretary, Treasurer, etc.

Name of Organization

How long were you with this organization?

AYSO

1

Offices Held

Volunteer Referee

Describe your responsibilities and accomplishments.

The AYSO volunteer referee is responsible for managing youth soccer matches, ensuring a safe, fair, and fun environment for players aged U-5 to U-19.

Name of Organization

How long were you with this organization?

Offices Held

Describe your responsibilities and accomplishments.

Name of Organization

How long were you with this organization?

OC 168 Group

OC 168 Group

Offices Held

Describe your responsibilities and accomplishments.

7. Essay

What were the major reasons that caused you to move to La Verne?

I moved to La Verne with my family because we were seeking a community that offered both academic excellence and a nurturing environment for our young children. In choosing La Verne, we found not only a strong school district but also a city defined by its quiet neighborhoods, welcoming spirit, and peaceful surroundings. This combination of quality education and community values made La Verne the ideal place to raise our family, and it continues to inspire my commitment to fostering environments where individuals and families can thrive.

If you could change anything in the City, what would it be?

If I could change anything in the City, it would be to expand access to community resources that strengthen mental health and overall well-being. While La Verne is already a wonderful place to live and raise a family, I believe we can do more to ensure that every resident—regardless of age, background, or circumstance—feels supported and connected. By investing in programs that promote resilience, provide early intervention, and foster collaboration between schools, families, and local organizations, we can build a healthier, more inclusive community where people thrive together.

What can you contribute to and why are you interested in serving on the board, commission, or committee designated?

I am interested in serving on the Tri City Mental Health Authority Governing Board because I believe that the same principles I have applied throughout my career—strategic planning, risk management, and cross-functional collaboration—are essential to building resilient, supportive communities. Over two decades at Southern California Edison, I have led complex, high-stakes projects such as the Chino Hills 500 kV Underground Project and SCE's Integrated Wildfire Mitigation Strategy, where I successfully united diverse teams, navigated regulatory challenges, and delivered solutions that safeguarded public safety. These experiences have strengthened my ability to listen, mentor, and align stakeholders toward shared goals. I am eager to contribute this leadership, problem-solving expertise, and commitment to service to the Governing Board, ensuring that Tri City continues to expand access to mental health resources and foster environments where individuals and families can thrive.

What is your availability to serve on a Committee?

After February 2026

Please include any additional documents that may bolster your application.

Choose File No file chosen

Print

Tri City Mental Health Authority Governing Board Online Application - Submission #1727

Date Submitted: 1/5/2026

Community Service Information

There are numerous citizens who volunteer to serve on boards, commissions, and committees, to advise the City Council on the many issues of concern in our community.

From time to time, members retire or leave their board, commissions, and committees, new members must be appointed. Also, new issues are raised and whole boards, commissions, and committees are formed to address the issues.

This is where you come in. As a citizen of La Verne, you are eligible to serve on any committee - your only qualifications are interest, motivation, desire, and of course, the time to serve. Your service will be voluntary and without pay. Some boards, commissions, and committees may have additional requirements, please review the details on the City website.

Appointment to a board, commission, or committee is done by the City Council, and your responsibility is to advise the City Council on those issues that fall within the responsibility of the board, commission, or committee that you are appointed to.

The City of La Verne is strong due to its citizens involvement. We encourage you to get involved and help in the furtherance of the lifestyle we have become noted for.

If you wish to be considered for the community service position, please fill out the application here and designate your area of interest.

1. Personal Data

First Name*

Last Name*

Home Address (Number and Street)*

City, State, Zip Code*

Business Address (Number and Street)

City, State, Zip Code

Home or Cell Phone*

Work Phone

Email Address*

2. Work Experience

Describe your duties

I have a work study job as a senator at large at my university. My work duties revolve around advocating for our students need.

3. Education and Training

Please comment on education and training as it may relate to your application for community service

I am a pre med student and have taken the basic science courses like psychology, chemistry, biology.

4. Additional Information

Use this space to provide additional information as required or to describe in greater detail any aspects of your experience or activities that are pertinent.

5. References

Name

Phone Number

Email Address

Name

Phone Number

Email Address

Name

Phone Number

Email Address

6. Community Activities

List current activities and work back to when you first moved to La Verne. Include all special projects and positions you held in organizations, for example, President, Secretary, Treasurer, etc.

Name of Organization

How long were you with this organization?

Offices Held

Describe your responsibilities and accomplishments.

Name of Organization

How long were you with this organization?

Offices Held

Describe your responsibilities and accomplishments.

Name of Organization

How long were you with this organization?

Offices Held

Describe your responsibilities and accomplishments.

7. Essay

What were the major reasons that caused you to move to La Verne?

I go to school at the university of la verne

If you could change anything in the City, what would it be?

What can you contribute to and why are you interested in serving on the board, commission, or committee designated?

What is your availability to serve on a Committee?

Please include any additional documents that may bolster your application.

No file chosen

Print

Tri City Mental Health Authority Governing Board Online Application - Submission #1734

Date Submitted: 1/12/2026

Community Service Information

There are numerous citizens who volunteer to serve on boards, commissions, and committees, to advise the City Council on the many issues of concern in our community.

From time to time, members retire or leave their board, commissions, and committees, new members must be appointed. Also, new issues are raised and whole boards, commissions, and committees are formed to address the issues.

This is where you come in. As a citizen of La Verne, you are eligible to serve on any committee - your only qualifications are interest, motivation, desire, and of course, the time to serve. Your service will be voluntary and without pay. Some boards, commissions, and committees may have additional requirements, please review the details on the City website.

Appointment to a board, commission, or committee is done by the City Council, and your responsibility is to advise the City Council on those issues that fall within the responsibility of the board, commission, or committee that you are appointed to.

The City of La Verne is strong due to its citizens involvement. We encourage you to get involved and help in the furtherance of the lifestyle we have become noted for.

If you wish to be considered for the community service position, please fill out the application here and designate your area of interest.

1. Personal Data

First Name*

Evan

Last Name*

Lyons

Home Address (Number and Street)*

Arbor Circle

City, State, Zip Code*

La Verne, California, 91750

Business Address (Number and Street)

City, State, Zip Code

Home or Cell Phone*

Work Phone

Email Address*

2. Work Experience

Describe your duties

Over the years, I have held several positions. Over the summers of 2016 and 2017, I worked as a Vacation Bible School (VBS) counselor at Glenkirk Church, where I engaged with children ranging from first to third grade. Many children at this age found it challenging to be away from their families for extended periods, which required my team and me to develop effective ways to support, reassure, and uplift them through thoughtful engagement that connected back to spiritual pursuit. From 2019 to 2023, I worked as a certified Cal South soccer referee, traveling to surrounding cities and working with youth from a wide range of communities. La Verne was one of the cities I was frequently assigned to, which provided valuable insight into the recreational life of many local families.

During part of this period, from 2022 to 2024, I also worked independently with residents on assisted living at Hillcrest, helping with daily tasks that were often physically demanding. From 2023 to the present, I have been employed at the La Verne Regal Edwards, assisting with retail operations and engaging regularly with a wide range of members of the local community.

3. Education and Training

Please comment on education and training as it may relate to your application for community service

During high school, I was a member of the California Scholarship Federation (CSF), where I volunteered in service to a community that had given me so much. Throughout all four years, I was also involved in Student Government, culminating in my senior year as a member of the Associated Student Body (ASB). These early opportunities instilled in me the importance of civic engagement, community service, and shared governance. I would graduate near the top of my class, being awarded for maintaining a 4.0 GPA for all four years.

At the moment I am currently an undergraduate student at the University of La Verne, pursuing a degree in Political Science with the goal of deepening my involvement in various forms of governance. I am also minoring in History with a focus on the United States and am a member of the Honors Program. In addition, I serve as the current President of the Associated Students of the University of La Verne (ASULV), am an active member of the Model United Nations La Verne chapter, belong to the historical honors society Phi Alpha Theta, and am a member of the United Nations Association (UNA) Pomona Valley chapter. Together, these opportunities have deepened my understanding of the systems that shape our communities and how to engage with them thoughtfully, guided by historical perspective.

4. Additional Information

Use this space to provide additional information as required or to describe in greater detail any aspects of your experience or activities that are pertinent.

5. References

Name

Monique Nieblas

Phone Number

[Redacted]

Email Address

[Redacted]

Name

Adam Wong

Phone Number

[Redacted]

Email Address

[Redacted]

Name

Juan Regalado

Phone Number

[Redacted]

Email Address

[Redacted]

6. Community Activities

List current activities and work back to when you first moved to La Verne. Include all special projects and positions you held in organizations, for example, President, Secretary, Treasurer, etc.

Name of Organization

ASULV (Associated Students of the University of La Verne)

How long were you with this organization?

2023-present

Offices Held

President, Vice President, Ambassador

Describe your responsibilities and accomplishments.

During my involvement with ASULV, I have taken on a wide range of responsibilities across multiple leadership roles. I began as an Ambassador, where I focused on understanding student needs and helping organize initiatives that strengthened connections with the incoming first-year class. The following year, I advanced significantly within the organization and was elected Vice President as part of a unified ticket. In this role, I served on several committees, including those focused on supporting underserved populations. This work involved collaborating with existing clubs and campus offices to promote engagement through targeted events and programming. I also worked to improve amenities for the university's substantial commuter population, which still continues to be of focus to this day. Additionally, I was responsible for gathering and incorporating feedback from incoming members of the organization to help shape well-scoped and responsive initiatives.

As President, I have continued to serve on numerous committees and task forces, with a focus on implementing policies and programs that benefit the undergraduate student body. This work has most notably taken the form of campus-wide offerings that directly impact all students. Throughout my tenure, I have collaborated with a broad range of stakeholders, including the University President, Provost, Board of Trustees, various Deans, particularly the Dean of Students, as well as faculty, staff, and students both within and outside of ASULV who sought to share their perspectives and engage more deeply in university governance. During my tenure, the involvement in the position I hold has increased dramatically around campus, which is an accomplishment I take great pride in. A firm connection is a great asset of any organization, which my team and I wish to better daily.

Name of Organization

Model United Nations La Verne Chapter

How long were you with this organization?

2023-present

Offices Held

PR Chair

Describe your responsibilities and accomplishments.

Over the time I have spent in Model United Nations, I have witnessed the organization grow into a far more robust and capable body. With the generous support of our donors, we have been able to self-finance attendance at conferences in San Francisco, Los Angeles, Chicago, and beyond. As Public Relations Chair, my responsibilities have included promoting the organization and increasing its visibility in order to support our goal of maintaining a strong and sustainable program. This role has provided valuable opportunities to network with individuals interested in public service and governance while also helping to further establish La Verne as a city committed to high educational standards.

Name of Organization

Bonita Democratic Council (BDC)

How long were you with this organization?

2023-present

Offices Held

Vice President of Communications

Describe your responsibilities and accomplishments.

During my tenure on the Bonita Democratic Council, I have worked to expand the organization's reach and engagement. One area we consistently faced challenges in was engaging younger voters. To address this, I implemented outreach strategies tailored to this demographic, resulting in more than doubling our engagement and follower base on various social media platforms. Our members have also benefited from unique opportunities, including open conversations with elected officials such as Congressman Cisneros, allowing us to better understand our representatives and our shared priorities.

7. Essay

What were the major reasons that caused you to move to La Verne?

Having been raised in La Verne my entire life, I have always felt it to be my natural home. The city offers a small-town atmosphere while still providing a wide range of options for dining, entertainment, transportation, and other amenities. I value the sense of familiarity that comes from regularly recognizing people through my involvement in the community and my educational experiences. With such deep and lasting connections, it is difficult to imagine feeling the need to leave a city that has shaped me so profoundly.

If you could change anything in the City, what would it be?

While I appreciate the small-city atmosphere I have grown up with and come to value, one concern I share with many people my age is that much of the city closes relatively early, unless activities are centered around drinking. In the past, particularly when I was in middle school, there were discussions about creating a community center specifically for school-aged youth. I believe that establishing such a space, one that serves as a meaningful “third place” outside of home and work or school, would be a worthwhile goal for the city to pursue. Many young people want to spend time with friends, but often lack affordable, productive options for doing so. Providing a dedicated space for connection and shared activities could foster stronger relationships and help bring together the city’s younger population in a positive and inclusive way.

What can you contribute to and why are you interested in serving on the board, commission, or committee designated?

As a fresh face in city governance, I believe I can contribute the perspective of a younger generation that is often more vulnerable to being left out of conversations that directly affect daily life. Throughout my time in school, I have served in a variety of roles on committees, commissions, and boards, each tasked with different initiatives that frequently intersect and influence one another. This opportunity extends that experience into the broader community, within a field that many people find difficult to discuss openly. My hope is that through my involvement, I can help even one member of our community who may be struggling with the often unspoken topic of mental health, which in many cases can otherwise lead to a downward spiral.

What is your availability to serve on a Committee?

Monday: 11:30am - 1:30am Tuesday: 4:00pm-5:00pm Wednesday: 1:00pm-6:30pm Thursday: 4:00pm-5:00pm

Please include any additional documents that may bolster your application.

No file chosen

Print

Tri City Mental Health Authority Governing Board Online Application - Submission #1729

Date Submitted: 1/8/2026

Community Service Information

There are numerous citizens who volunteer to serve on boards, commissions, and committees, to advise the City Council on the many issues of concern in our community.

From time to time, members retire or leave their board, commissions, and committees, new members must be appointed. Also, new issues are raised and whole boards, commissions, and committees are formed to address the issues.

This is where you come in. As a citizen of La Verne, you are eligible to serve on any committee - your only qualifications are interest, motivation, desire, and of course, the time to serve. Your service will be voluntary and without pay. Some boards, commissions, and committees may have additional requirements, please review the details on the City website.

Appointment to a board, commission, or committee is done by the City Council, and your responsibility is to advise the City Council on those issues that fall within the responsibility of the board, commission, or committee that you are appointed to.

The City of La Verne is strong due to its citizens involvement. We encourage you to get involved and help in the furtherance of the lifestyle we have become noted for.

If you wish to be considered for the community service position, please fill out the application here and designate your area of interest.

1. Personal Data

First Name*

Last Name*

Home Address (Number and Street)*

City, State, Zip Code*

Business Address (Number and Street)

City, State, Zip Code

Home or Cell Phone*

Work Phone

Email Address*

2. Work Experience

Describe your duties

I work in a leadership capacity at a large software company. I am responsible for product strategy, sales support, and pricing, selling our SaaS products to US Federal Government hospitals. I have skills in contracts, negotiation, the ability to understand legal and policy language. I understand health privacy and security requirements. I routinely develop and communicate strategy with cross-organizational teams.

3. Education and Training

Please comment on education and training as it may relate to your application for community service

My BA is in Psychology from the University of California, San Diego (UCSD).

4. Additional Information

Use this space to provide additional information as required or to describe in greater detail any aspects of your experience or activities that are pertinent.

I have cared and advocated for a loved one with mental illness that has given me the opportunity to experience Tri-City Mental Health services, as well as some psychiatric hospitals in Los Angeles County. This includes the full service partnership (FSP) program, therapy, and the Wellness Center. Prior to moving to La Verne four years ago, I cared and advocated for two teenagers in Sonoma County, both with mental health concerns. This includes navigating over two dozen psychiatric hospitalizations, four IEP programs, six different residential treatment placements, and countless visits with mental health providers and programs in three states over the last 14 years.

5. References

Name

Kyoni Cummings

Phone Number

[REDACTED]

Email Address

[REDACTED]

Name

Paulina Ale

Phone Number

[REDACTED]

Email Address

[REDACTED]

Name

Bernie Tamayo

Phone Number

[REDACTED]

Email Address

[Redacted]

6. Community Activities

List current activities and work back to when you first moved to La Verne. Include all special projects and positions you held in organizations, for example, President, Secretary, Treasurer, etc.

Name of Organization

Tri-City Mental Health

How long were you with this organization?

6 months (to present)

Offices Held

Volunteer, Together for Change

Describe your responsibilities and accomplishments.

Help Tri-City Mental Health to navigate the transition from the MHSA to the BHSA. Share perspective and insight as a parent. Advocate for organizational improvements to increase impact on individuals living with mental health issues in La Verne, Pomona, and Claremont.

Name of Organization

How long were you with this organization?

Offices Held

Describe your responsibilities and accomplishments.

Name of Organization

How long were you with this organization?

Offices Held

Describe your responsibilities and accomplishments.

7. Essay

What were the major reasons that caused you to move to La Verne?

I moved to La Verne to help my son succeed at Azusa Pacific University when he was accepted into their Commercial Music program. Moving during COVID from Northern California was a challenge. We tried to find a community that would reflect our values and patriotism, mostly from on-line research. Our expectations have been exceeded and we have lived in La Verne now for over 4 years.

If you could change anything in the City, what would it be?

I would like to see a newspaper that keeps us up to date on happenings.

What can you contribute to and why are you interested in serving on the board, commission, or committee designated?

I can review policies, purpose statements, budgets, and compare them to laws. I can advocate for changes where warranted. I can work constructively for positive change that helps clients of Tri-City Mental Health as well as La Verne at large. I can help to trim waste and discover innovative programs that will merit exploration under BHSA. My passion is to help other families to minimize the suffering and experience hope despite the mental illness of loved ones.

What is your availability to serve on a Committee?

I am available to serve immediately, subject to a previous training commitment at NAMI that is scheduled from 1/21/26 through 3/11/26 on Wednesday nights from 6:30-9:00 p.m. I could attend board meetings in January and February for the first hour (5:00 to 6:00 p.m.), and regularly thereafter.

Please include any additional documents that may bolster your application.

No file chosen