

CITIES REPORT
August/September 2025

REGION

Crowds lined up for more than an hour Friday morning to be among the first riders on the LA Metro A Line project.

As part of the Foothill Gold Line Extension project, new stations were built in Glendora, San Dimas, La Verne and Pomona, providing riders a one-seat connection into the heart of Los Angeles and beyond. In addition to more connectivity from eastern L.A. County to the city center, the new A Line extension also gives residents who live in L.A. proper the opportunity to travel by train to places they may have never been before and explore more of Southern California's culture and history.

Here's a closer look at the new stations now being serviced by LA Metro for the first time, the thoughtful details in their design, and the businesses and cultural touchstones just a short walking distance from them.

Glendora

Address: 410 South Vermont Ave.

Amenities: More than 300 parking spaces with electric vehicle charging stalls, bicycle parking and connections to Foothill Transit buses and Glendora Transit shuttles.

Artwork: The station features a citrus motif with artistic tilework that honors the town's orange grove history. Eight large columns near the platform feature carvings of local fauna and flora, hand-painted by artist Michael Hillman. A pedestrian walking path displays a mirrored mosaic wall surrounded by bumble bee tiles, an etched glass ticket canopy and custom citrus-patterned concrete and tile, designed by artist Christie Beniston.

What's nearby: The Glendora Historical Society museum is located about a half-mile north of the station, and Rubel Castle is a short rideshare away. An Albertsons grocery store is located adjacent to the parking lot to the south, and a U.S. Postal Office to the north. Downtown Glendora, which features restaurants and local bars, is a few blocks north of the new A Line station. Newer construction apartments are located immediately next to the station.

San Dimas

Address: 124 West Railway St.

Amenities: A parking facility with 289 spaces, electric vehicle charging, bike storage and passenger drop-off located across the street from the new platform station. Offers connections to two Foothill Transit bus lines.

Artwork: Four large bronze "walking sticks" are placed on the platform, honoring the natural pathways and hiking trails of the region. Seven hand-sculpted ceramic panels feature animals native to the region. Eugene Daub and Ann Olsen Daub call the installation: "Sense of Place."

What's nearby: Located in the center of a quaint shopping district with cafes, hobby shops, and coffee roasters. Both the Pacific Railroad Society museum and the San Dimas Historical Society are about a three-minute walk from the station; the city's veterans memorial monument is located directly next to the new parking facility. The beloved Raging Waters water park is located about one mile south of the station next to Puddingstone Reservoir.

La Verne

Address: Fairplex Drive and Arrow Highway

Amenities: The La Verne/Fairplex Station boasts a 300-space parking facility with electric vehicle charging stations, bike storage and bus and passenger drop-off areas. A pedestrian bridge will soon cross over the highway to connect with the Fairplex Metrolink station.

Artwork: “Connectivity” by Blue McRight, three concrete and stainless steel sculptures modeled after ladders used in fruit orchards, with unique cross-stitched patterns inspired by local landmarks, are placed along the walk-up to the station platform.

What’s nearby: The campus of University of La Verne is less than 300 feet from the new train station. Fairplex, home of the Los Angeles County Fair, is located across the Arrow Highway and will become more easily accessible when the city’s pedestrian bridge is built. The historic Old Town La Verne district is a few blocks north of the train platform and features restaurants and boutique shops. Brackett Field Airport, where single-engine planes take off regularly and a Civil Air Patrol base can be found, is also a short walk from the platform.

Pomona

Address: 205 Santa Fe St.

Amenities: The Pomona North Station features a 300-space parking facility nearby with electric vehicle charging and bike parking. The combined station allows for easy transfers to the Metrolink San Bernardino County Line, Foothill Transit buses, and the Bronco Express, Cal Poly Pomona’s free campus shuttle.

Artwork: The Pomona North Station pays tribute to 56 local residents who Metro says “made a difference in their community.” Their images are placed throughout the platform and ramps with messages about how each person made a positive impact on the lives of others. The installation by Stephen Farley is called “The Power of Pomona is People.” That slogan is also carved into one of the concrete walls near the station platform. The train platform is located in the shadow of Pomona’s famous water tower—which [isn’t a water tower at all](#).

What’s nearby: Cal Poly Pomona is a short shuttle from the Pomona North Station via the Bronco Express. Several large warehouse businesses and residential neighborhoods border the station. The Historical Center of Pomona, the Pomona Lawn Bowling Club and Pomona Skatepark are about one mile southeast from the station. Old Stump Brewing Co. is a ten-minute walk north of the platform.

With the completion of the \$1.9 billion construction project, the Metro A Line further cements itself as the [world’s longest light rail line](#) at more than 57 miles. It expands the reach of the LA Metro station to neighborhoods and communities that haven’t had regular train service since the early- to mid-1900s, if at all, and continues with the Los Angeles County Metropolitan Transportation Authority’s long-running plans to improve connectivity to residents across the region.

In a few years, the line will extend even further into Claremont and, potentially, beyond the bounds of Los Angeles County and into uncharted territory in San Bernardino County with the Montclair extension.

AZUSA

Starting on September 15th, the Azusa Senior Center will re-open and resume daily programming at the North Recreation Center due to renovations taking place at the original Dalton location. The hours of operation are being changed to Monday - Friday, 8:30AM - 1:30PM at the temporary North Recreation Center location.

Meals will continue at the new temporary location and every effort is being made to ensure that all activities and classes are still offered, but due to space, some activities may be impacted. Trips will still remain ongoing and will be leaving from the North Recreation Center Parking lot.

It is estimated that the renovations to the Senior Citizen Center will take 12th months. In the meantime the activities will be held at the North Recreation Center.

BALDWIN PARK

An empty plot of land just south of the Santa Fe Dam Recreation Area in Baldwin Park is set to be transformed into a pocket park, according to a new environmental report.

Ana Montenegro Park, which would be located just south of Arrow Highway along the west side of Maine Avenue, would span 9,000 square feet and include a play structure inspired by an alebrije serpent, as well as other amenities like a swing set, shade structures, a restroom building, play equipment, and landscaping.

The proposed park design is inspired by the legacy of Mrs. Ana Montenegro and celebrates her admiration for the rich heritage of Pre-Columbian artistry, specifically the vibrant, intricate patterns of Talavera pottery, reads the study. The proposed park design also reflects the community's collective vision for the site, fostering a cohesive and culturally enriched atmosphere and creating a harmonious blend of history, culture, and education."

Montenegro, the park's namesake, was elected as Baldwin Park's City Treasurer in 1976 and was among the first Latinas elected to office in California.

According to a landing page on the Baldwin Park website, the city acquired the park site in 2022. Construction is poised to take approximately six months, subsequent to approval of a zone change and general plan amendment to allow a park on the property.

Baldwin Park is also looking to add green space on a freeway-adjacent property next to a Kaiser Permanent facility at 1081 Leorita Street.

CHINO

Property owners looking to build accessory dwelling units (ADUs) may find financial assistance from the City of Chino if they build according to city standards.

A new program, proposed during a city council study session on Sept. 9, is intended to incentivize homeowners to build to the city's standards instead of using the state's relaxed standards, according to Deputy Development Services Director Chris Corbin.

The ADUs must be rented to persons with low-and moderate-incomes, he said.

The city provides three pre-approved ADU plans under 1,000 square feet with two bedrooms or less.

The city has not kept good track of where ADUs are being built and how much they are contributing to the city's sewer usage, especially in the southern part of Chino, Public Works Director Hye Jin Lee said.

CHINO HILLS

T&T Supermarket Inc., Canada's largest Asian grocery retailer, is thrilled to announce their second store in Southern California at the Crossroads Marketplace Chino Hills, set to open in Fall 2026. Following the announcement of their upcoming store in the Great Park community of Irvine, this will mark T&T's sixth planned location in the United States.

Located at 13017–13021 Peyton Drive, the new T&T location will be the latest Asian grocer to join the suburban community that is considered one of the best places to live in California. The 61,000-square-foot store will join a lineup of major retailers, including Costco and PetSmart, within the shopping center.

T&T opened its first U.S. store in Bellevue, Washington in December 2024 and has continued to build momentum ever since. This latest announcement comes on the heels of previously announced U.S. stores in Lynnwood, Washington, and in California: San Jose, San Francisco, Irvine Great Park, and Chino Hills – marking a landmark year of growth for T&T.

T&T's new Chino Hills location will offer the full range of T&T's signature assortment of Asian snacks, fresh produce, and live seafood to Asian beauty products, gifts, and freshly prepared foods from T&T Kitchen and Bakery. Unique to this store are the popular made-to-order street foods like Taiwanese-style rice rolls, and Chinese crepes. T&T's Kitchen is also known for its Peking Duck, Crispy & Roasted Papa Chicken, sushi counter, and the self-serve hot food bar, offering restaurant quality food at supermarket prices. T&T's Bakery will feature over 150 breads and 50+ desserts, including viral favorites like the Napoleon Egg Tart, Mango Pomelo Swiss Rolls, and Lava Mochi Puffs. Shoppers can also explore a mass variety of Asian wines and spirits with a focus on Korean soju and Japanese sake, plus 200+ T&T private label items such as juicy pork soup dumplings (Xiao Long Bao), Korean kalbi marinade, green onion pancakes, and seaweed snacks.

While the store is set to open in late 2026, California residents can start shopping online now through the T&T App and website. The current selection includes dried goods such as trendy snacks and Asian beauty products. New customers can join the T&T Rewards Program to earn points toward free shipping and exclusive online discounts.

The store will create 350 jobs for the local community. For job opportunities, please visit <https://www.tntsupermarket.us/eng/joinus>

About T&T Supermarkets:

T&T Supermarkets is the largest Asian supermarket chain in Canada, operating over 38 stores across Canada and the United States. The stores are located in British Columbia, Alberta, Ontario, Quebec, and Bellevue, Washington. T&T Supermarkets was founded in Vancouver in 1993 and is now led by second generation successor and CEO, Tina Lee. T&T Supermarkets is headquartered in Richmond, BC, with offices in Toronto and Los Angeles. For more information, please visit: www.tntsupermarket.us.

DIAMOND BAR

The draft Supplemental Environmental Impact Report (SIR) for the proposed Diamond Bar Town Center Specific Plan is now available for public review and comment. Prepared under California Environmental

Quality Act requirements, the Draft SIR evaluates the Specific Plan's potential environmental impacts and identifies ways to avoid, minimize, or offset those considered significant.

Environmental Impacts

In total, the draft SIR analyzed nine environmental issue areas: aesthetics, air quality, greenhouse gas emissions, hydrology and water quality, noise, public services, recreation, transportation, and utilities and service systems. Only air quality and transportation were identified as significant and unavoidable project impacts. The other seven areas were determined to have no impact to less-than-significant impact.

About the Project

The proposed Town Center Specific Plan involves the phased development of existing suburban-style retail shopping centers to create a pedestrian-oriented "Town Center" that will expand housing opportunities, retail, restaurants, and entertainment in Diamond Bar. The Specific Plan area consists of approximately 45 acres bounded by the 60 Freeway on the north, by a neighborhood of single-family homes on the east, Lorbeer Middle School and Mount Cavalry Lutheran Church and School on the south, and the Fall Creek private condominium community on the west.

45-Day Public Review Period

Diamond Bar residents and members of the public are encouraged to review the draft Supplemental Environmental Impact Report (SIR) for the proposed Diamond Bar Town Center Specific Plan. Copies are available for review at:

- o Diamond Bar City Hall, 21810 Copley Drive
- o Diamond Bar Library, 21800 Copley Drive
- o Diamond Bar Town Center Specific Plan Project Website

Submitting Written Comments

Written comments regarding the environmental findings presented in the Draft SIR may be submitted by email or mail no later than 5:30 p.m. Oct. 10, 2025 to the City of Diamond Bar's Planning Manager Grace Lee at:

- o Email: glee@diamondbarca.gov or
- o Mail: City of Diamond Bar, Planning Division, Attn: Planning Manager Grace Lee, 21810 Copley Drive, Diamond Bar, CA 91765

What Comes Next

Following the close of the Draft SIR public review period, a final environmental report will be prepared that will include responses to all substantive comments received on the draft SIR.

For more information about the Supplemental Environmental Impact Report for the Diamond Bar Town Center Specific Plan, contact Planning Manager Grace Lee at 909-839-7032 or glee@diamondbarca.gov.

EL MONTE

KB Home announced the grand opening of Belcourt Place, a new-home community in highly desirable El Monte, California, a vibrant and culturally rich city offering a family friendly activities and a dynamic mix of dining, shopping and entertainment. The new homes are designed for the way people live today, with popular features like modern kitchens overlooking large great rooms, expansive bedroom suites with walk-in closets, and ample storage space. The community's two- and three-story floor plans feature up to four bedrooms and three-and-a-half baths, with a first-floor bedroom and full bath included in all plans. Belcourt Place is zoned for the highly rated El Monte City School District. Homeowners will appreciate being walking distance to downtown El Monte as well as the planned community amenities, which include walking paths, outdoor fitness parks and a children's playground.

What sets KB Home apart is the company's focus on building strong, personal relationships with every customer, so they have a real partner in the homebuying process. Every KB home is uniquely built for each customer, so no two KB homes are the same. Homebuyers have the ability to personalize their new home, from floor plans to exterior styles to where they live in the community. Their home comes to life in the KB Home Design Studio, a one-of-a-kind experience where customers get both expert advice and the opportunity to select from a wide range of design choices that fit their style and their budget. Reflecting the company's commitment to creating an exceptional homebuying experience, KB Home is the #1 customer-ranked national homebuilder based on homebuyer satisfaction surveys from a leading third-party review site.

"We are pleased to offer homebuyers in the greater Los Angeles area spacious new two- and three-story homes in the charming city of El Monte," said Keltie Cole, President of KB Home's Los Angeles and Ventura Counties division. "Belcourt Place is walking distance to award-winning schools and downtown El Monte, a lively and culturally rich destination with a dynamic mix of dining, shopping and entertainment. Homeowners will also appreciate the planned on-site amenities. At KB Home, we're here to help you achieve your dream with a personalized new home built uniquely for you and your life."

Innovative design plays an essential role in every home KB builds. The company's floor plans inspire contemporary living, with a focus on roomy, light-filled spaces that have easy indoor/outdoor flow. KB homes are engineered to be highly energy and water efficient and include features that support healthier indoor environments. They are also designed to be ENERGY STAR® certified — a standard that fewer than 12% of new homes nationwide meet — offering greater comfort, well-being and utility cost savings than new homes without certification.

Belcourt Place is in an ideal location that offers homebuyers an exceptional lifestyle. The community is situated at the corner of Iris Lane and Cypress Avenue, providing easy access to Interstate 10, Interstate 605, Highway 60, El Monte Metrolink® station and the greater Los Angeles area's major employment centers. The new neighborhood is close to shopping, dining and entertainment at The Shops at Montebello and in downtown El Monte. Belcourt Place is also just a short drive to several golf courses and Topgolf® as well as Sante Fe Dam Recreational Area, which features boating, fishing, swimming, horseback riding, hiking and biking as well as picnic and barbecue areas, children's playgrounds, a splash pad and nature center.

The Belcourt Place sales office and model home are open for walk-in visits and private in-person tours by appointment. Homebuyers also have the flexibility to arrange a live video tour with a sales counselor. Pricing starts in the \$880,000s.

For more information on KB Home, call 888-KB-HOMES or visit kbhome.com.

GLENDORA

The City of Glendora is planning for housing near its forthcoming stop on the A Line's Foothill extension.

The Glendora Station Area Vision Plan, recently reviewed by the Glendora City Council, focuses on sites located within an approximately half-mile radius surrounding the at-grade station, which sits just north of Historic Route 66 along Vermont Avenue. The study area, which also includes segments of Foothill Boulevard, Glendora Avenue, and Pennsylvania Avenue, encompasses a total area of 142 acres and 400 parcels. Besides the A Line extension, which is set to enter service this year, the plan also takes into account Glendora's 2021-2029 Housing Element, which includes more than a dozen parcels within the plan area and several which are adjacent to its boundaries.

The overall concept divides the plan area into different mixed-use nodes, with high-density uses placed in closest proximity to the train station. One concept for sites located immediately south of the at-grade station calls for the construction of buildings up to six stories in height containing upwards of 612 homes, though no project is proposed at this point in time. Opposite Vermont Avenue from the train station, smaller three-story apartment buildings are envisioned, with upwards of 129 units in the concept.

To the north along Glendora Avenue, the plan envisions the redevelopment of land across the street from Glendora City Hall with podium- and townhome-type structures with ground-floor commercial uses and a total of 173 homes. Other sites scattered across the plan area are envisioned with a similar combination of townhomes and apartments.

In total, the city's regional housing needs assessment anticipates that nearly 1,300 homes would be built within the plan area - more than half of the citywide requirement.

Outside of housing, the vision plan proposes subdividing large plots of land to the south of the Metro stop to create new roads, as well as the addition of new north-south and east-west bikeways to Glendora Avenue and Foothill Boulevard.

Fulfilling the expectations of the vision plan would require further rezoning by the City of Glendora through a separate process.

ONTARIO

The City of Ontario is unveiling its most ambitious placemaking initiative yet: the Ontario Sports Empire, a 200-acre sports and entertainment complex that blends professional sports, community recreation, and year-round events into one destination.

Anchoring the development is a new 6,500-capacity Minor League Baseball stadium, future home of the Los Angeles Dodgers' Single-A affiliate. Rising near Riverside Drive and Vineyard Avenue, just south of the 60 Freeway, it is set to open in April 2026.

At build-out, the complex will be the largest sports complex of its kind in Southern California—delivering much-needed public athletic amenities and transforming the city’s southern gateway into a hub for competition, entertainment, and community life.

Inside the Build

The Professional Stadium (Opening April 2026)

Fans will experience a series of themed “neighborhoods” around the stadium, each offering distinct atmospheres, concessions, and activities:

The Patio (Party Zone): Social space with El Patio Bar and casual concessions, ideal for groups.

The Airfield (Kids Zone / Food Hall): Playgrounds, splash pad, food hall, historic plane display, lawn seating, and field views.

The Tarmac (Fan Zone): Concessions, team store, seating areas, and stadium entry.

Arrivals: Main entry plaza styled like an airport drop-off with Italian Market concessions.

The Ground Stop: Premium behind-home-plate area with bar, VIP entry, concessions, and batting cage access.

The Flight Deck: Elevated club and suite patios, digital viewing areas, and center bar.

Legends Walk: Baseball artwork, market concessions, home team entry, and concourse suites.

The stadium will feature more than 75,000 square feet of food and beverage offerings. Seating will include 4,500 fixed seats, berms, and terraced viewing areas. A 1,000-space parking structure will serve the venue, with pads reserved for future amenities.

Eight baseball/softball diamonds, including two championship fields

Eight full-size soccer fields

Multi-use athletic fields for sports such as flag football

Six concession stands and two championship plazas with shaded seating

Three playgrounds totaling more than 27,000 square feet

A family activity area and public art installations

Designed with local athletes in mind, the complex will give Ontario’s youth leagues, school teams, and community programs access to high-quality fields and facilities previously unavailable in the region. It will also host regional and national tournaments, attracting visitors while ensuring residents have year-round access to top-tier recreational spaces.

To support these events and ease neighborhood traffic, Vineyard Avenue will be extended, and a new six-level parking structure along it will add 1,300 spaces. Mounted on the structure’s east side, a 152-by-51-foot jumbotron will face into the complex, streaming live games and event coverage for families and spectators in the activity area.

Stadium Village

At the heart of the district’s entertainment and hospitality hub, the Stadium Village will feature:

A 227-room full-service hotel catering to traveling league families and visiting fans, providing accommodations steps from the stadium and sports complex

Retail and dining corridors offering a range of food and shopping options

Public gathering spaces designed for events, meetups, and community activities

With more than 1.2 million visitors expected each year, it will bring the district’s energy to life — offering places to stay, dine, and connect.

With construction milestones on track for next year's openings, the development will soon welcome its newest tenant — the Los Angeles Dodgers' Single-A affiliate.

The team will host a free community celebration at 5:30 p.m. on Thursday, September 18, 2025, at Ontario Town Square to unveil its name, mascot, and merchandise. The evening will feature live music, a drone show, and special appearances, kicking off the countdown to Opening Day at the new stadium in April 2026.TT

POMONA

Cal Poly Pomona acquired a 636-bed student housing apartment building from developer Gilbane Inc. for \$126 million, or \$198,000 per bed. The building, dubbed The Current, was constructed in 2024 and includes 177 units with up to five bedrooms and is now operated as part of the university's student housing.

At a university board meeting in April, Cal Poly Pomona Enterprises Chief Executive Jared Ceja noted that a study conducted by JLL found that it had a net deficit of 1,761 beds needed to fulfill student housing demand.

Amenities include a pool, fitness center, social lounges and private study rooms. The property offers a campus shuttle and full-time on-site management. Additional perks include high-speed internet, a coffee bar and a pet spa. It is fully leased for the fall semester.

RANCHO CUCAMONGA

Habit Burger & Grill, the California-based restaurant company renowned for its award-winning Charburgers grilled over an open flame, signature sandwiches, fresh salads, and more, announces today the launch of their latest restaurant opening in Rancho Cucamonga, their second in the city. The restaurant is located at 8140 Vineyard Avenue, Rancho Cucamonga, CA 91730. Their famous "Habit Hospitality" arrived on Monday, September 15, 2025.

The Rancho Cucamonga restaurant will offer dine-in, takeout, drive-thru; and delivery will be available via the Habit Mobile App and online at order.habitburger.com. Guests also have additional convenient ordering options including state-of-the-art indoor self-serve kiosks and delivery through Grubhub, DoorDash, Postmates and Uber Eats.

Habit Burger & Grill was named in Thrillist's list of "Underrated Burger Chains that Need to be in Every State!" With its cooked-to-order mantra, Habit Burger & Grill's open flame sears a distinctive smoky flavor into their famous Charburgers, fresh marinated chicken, and sushi-grade ahi tuna. Guests at Habit Burger & Grill can always count on freshly-made, handcrafted quality served up with genuine hospitality.

This Habit Burger & Grill dining room will be open from 10 a.m. to 10 p.m. daily and the drive-thru will be open from 10 a.m. to 11 p.m. daily.

UPLAND

A new charter high school — the Pathways Prep Academy — is coming to Upland.

It is set to open its doors in the 2026-27 school year and will serve up to 500 students in ninth through 12th grade. The petition, unanimously approved by the Upland Unified School District board Tuesday night, Sept. 16, will run through 2031.

Its curriculum will have students use problem-solving skills through hands-on projects and lessons, an Aug. 26 district report states.

The academy will offer dual enrollment, allowing students to enroll in college courses and earn college credit. In some cases, students will complete an associate degree while still in high school, the report states. The school does not yet have a location.

Shinay Bowman, the main proponent for the school who is also Upland Unified's chief academic officer for instructional services, said the school will bring the community together to serve kids.

Bowman asked those in the audience who came to support the charter to stand. More than 40 people stood, clapping and cheering. Bowman cited it as a visual example of how the academy would unite the community.

A petition submitted Aug. 16 said the academy would use a "whole-child approach" that would offer community resources, hands-on learning and dual college enrollment.

Lessons will center on challenge-based learning and hands-on problem solving and will culminate with a capstone project based on a real-life problem.

WALNUT

The Walnut/Diamond Bar Sheriff's Station invites residents to attend a free catalytic converter etching event held every fourth Wednesday of the month from 9:00 a.m. to 11:00 a.m. at Calvary Chapel Golden Springs (22324 Golden Springs Dr.). The etching process takes only a few minutes and will be provided on a first-come, first-served basis. No appointment is necessary.

WEST COVINA

CBRE facilitated the \$26.35-million sale of Cambridge Apartments, a 76-unit multifamily property located at 2601 E. Valley Blvd. in West Covina. A multifamily investment group acquired the community, represented by CBRE's Eric Chen and Justino Fa'aola.

This sale underscores the demand for well-maintained multifamily assets in the West Covina market," said Chen, EVP at CBRE. "The buyer recognized the significant value proposition, including the property's prime location, recent upgrades and the potential for future development.

Situated on a 5.5-acre lot, the property offers a unit mix of one-bedroom and two-bedroom apartments. It provides convenient access to Los Angeles, Orange County and the Inland Empire, thanks to its location near the 60 Freeway.

According to CBRE research, the Greater Los Angeles apartment vacancy rate is at 4.2%, significantly lower than the national average.