

Cities Report
January-February 2026

AZUSA

CBRE announced that it has arranged the sale of Lumia, a newly constructed mixed-use multifamily community located at 850 N Azusa Avenue in Azusa, California, to Lumia Azusa LLC for \$53 million.

Completed in 2024, Lumia features 127 luxury apartment homes and 9,132 square feet of street-level retail in the heart of Downtown Azusa, one of the most desirable communities in the San Gabriel Valley. The property offers a highly walkable location adjacent to numerous shops, restaurants and businesses. Residents also benefit from direct access to the Azusa Downtown Metro Station, providing an eight-minute commute to Pasadena and seamless connectivity throughout Los Angeles.

Lumia's modern architecture and high-end finishes complement amenities including a resort-style pool and spa, a fitness center, coworking spaces, and pet-friendly facilities. The retail component is anchored by Wingstop and Pacific Dental Services.

According to CBRE Research, the San Gabriel Valley multifamily market continues to demonstrate exceptional strength, with stabilized vacancy at just 4.06% and projected to remain below 4% through 2029. Average occupancy is forecasted at 96.1%, among the tightest on the West Coast, supported by strong employment hubs and limited new supply. Rents in the submarket have grown by approximately 44% over the past decade and no significant deliveries are expected beyond mid-2026, reinforcing Lumia's long-term value proposition.

BALDWIN PARK

With rainy season is officially upon us, It's important to be prepared. Baldwin Park is offering free sand bags for all residents and businesses. To receive your sand bags you can visit the City Yard, located at 13135 E. Garvey Ave, Baldwin Park. Honk at the gate to enter. Sand bags will be available during rainy days from 7:00am - 4:00pm. Residents must show their ID. Shovel, sand, and bags will be provided by the City.

CHINO

The City of Chino is excited to announce Northgate Gonzalez Market is opening its newest location in Chino, bringing a host of new job opportunities to our local community.

Northgate Gonzalez Market is a family-owned, high-quality regional supermarket chain with more than 40 locations throughout Southern California. Known for its fresh produce, premium meats, in-house bakery, and authentic prepared foods, Northgate specializes in grocery items and services that celebrate community.

Northgate's newest Chino location is expected to open in Spring 2026 at the former Clark's Nutrition site, located at 12835 Mountain Avenue.

In preparation for the grand opening, the City of Chino is partnering with Northgate Gonzalez Market to host hiring fairs for a variety of positions throughout the store. The hiring fairs will take place on the following dates:

Wednesday, February 11, from 9 a.m. to 3 p.m.

Wednesday, February 25, from 9 a.m. to 3 p.m.

All hiring fairs will be held at the future Northgate Gonzalez Market location at 12835 Mountain Avenue.

For more information about employment opportunities, applicants are encouraged to bring their resume and attend one of the hiring fairs in person or visit northgatemarket.com/careers.

CHINO HILLS

The Chino Hills City Council voted unanimously at the February 10 Council Meeting to appoint Rod Hill as the next City Manager. Mr. Hill has over 37 years of local government experience and has served as the Assistant City Manager since 2019. He will assume the role effective April 1, following the retirement of City Manager Benjamin Montgomery on March 31, after 20 years of service to the City of Chino Hills, including the last seven years as City Manager.

As Assistant City Manager, Mr. Hill has been instrumental in managing some of the City's most complex contracts, divisions, and initiatives. He has overseen the Code Enforcement, Community Relations, Emergency Management, Human Resources, Information Technology, and Solid Waste Divisions, as well as risk management.

A major area of his responsibilities included oversight of the City's largest and most critical service contracts, including law enforcement services provided by the San Bernardino County Sheriff's Department. He led negotiations on the new solid waste services contract and implementation of the City's transition to a new waste hauler, ensuring continuity of service, regulatory compliance, and a smooth experience for residents and businesses. In addition, Mr. Hill managed contracts for animal care and control services and played a key leadership role in developing and implementing the City's first homeless services contract.

Mr. Hill has a strong background in municipal finance and emergency management. He began his career in the Finance Department with the cities of Brea and Anaheim. He was then selected as Assistant Finance Director for the City of Redlands, where he oversaw information technology, risk management, accounting, and budget. In 2003, Mr. Hill was appointed as Director of Administrative Services for the City of Whittier, where he served for 17 years as Director of Finance and Human Resources, City Treasurer, and oversaw emergency management and animal control.

Mr. Hill has a Bachelor of Science degree in Business Administration from the University of La Verne and a Master of Public Administration degree. His professional certificates also include Accounting for Government and Non-profit Organizations, and Emergency Management for Government and Public Sector.

Volunteerism and public service have been consistent themes throughout Mr. Hill's career. He currently serves as a member of the San Bernardino County Sheriff's Department West Valley Search and Rescue Team, and has previously served as a Park Ranger (Reserve) in Orange County and as an Adjunct Instructor at the California Specialized Training Institute. Mr. Hill and his wife, Laurie, have lived in Chino for 35 years, and have three adult children and six grandchildren.

COVINA

The City has developed a pilot program to proactively assist residents who may face challenges with addressing common municipal code violations related to property maintenance. The Code Cares Pilot Program would consist of volunteers, sponsors, and code enforcement officers to organize community clean-up events related to overgrown vegetation in the City of Covina. Residents may self-nominate or nominate a neighbor to be considered. Interested in sponsoring a cleanup event or volunteering? Let us know!

Visit www.covinaca.gov/codecares for more information.

DIAMOND BAR

Los Angeles County Fire Department has started mailing annual Defensible Space notices to property owners in fire hazard severity zones throughout the county, including more than 3,500 parcels in Diamond Bar.

Hazard Severity Zones identify the likelihood of a fire in a particular area based on vegetation type, weather conditions, fire history, terrain and how far embers could travel. These zones are classified by the California Department of Forestry and Fire Protection (CalFire) as moderate, high, or very high fire hazard. Properties within these zones are subject to state-mandated defensible space requirements. This means clearing flammable materials such as brush and vegetation around buildings up to 100 feet, or to the property line, which increases a home's chance of surviving a wildfire and provides safer conditions for firefighters.

In addition to listing necessary steps to create defensible space, the annual notice from LA County Fire provides information about hearings it is holding this month throughout the county. The referee hearings allow property owners to contest whether their property is in a fire hazard severity zone and should therefore receive an inspection. Owners may also discuss defensible space requirements at these hearings. One of the hearings takes place 5 to 8 p.m. Wednesday, Feb. 25 at Rowland Heights Community Center, located at 18150 Pathfinder Road in Rowland Heights. For more information, visit LA County Fire Hazard Reduction Programs or contact the Brush Clearance Unit at 626-969-2375.

EL MONTE

To help implement the vision for a sustainable, transit-oriented future, the Southern California Association of Governments (SCAG) is partnering with El Monte to apply for the High Quality Transit Area (HQT) Analysis Project, to develop HQT Vision Plans that will identify active transportation improvements, redevelopment strategies, and implementation plans to help communities take full advantage of the transit investment, and tap into regional and state funding opportunities and technical support. The overall goal will be to develop plans that reduce greenhouse gas emissions and vehicle miles traveled.

LA VERNE

The City of La Verne is pleased to announce the appointment of Brandon Coatney as Fire Chief, effective January 9, 2026. The appointment by Ken Domer, City Manager, follows a comprehensive leadership transition process and in recognition of Chief Coatney's extensive experience, steady leadership, deep knowledge of the organization, and strong staff support.

Chief Coatney brings 30 years of fire service and emergency medical services experience, having served at every level of the fire service, including Firefighter/Paramedic, Fire Engineer, Fire Captain, Battalion Chief, Division Chief of Training, and Deputy Chief. He has served as Deputy Chief of Operations for the Fullerton Fire Department, where he oversaw department-wide operations, personnel, and emergency response functions. Since October 2022, he has served as Deputy Fire Chief for the La Verne Fire Department, providing executive leadership over departmental operations and strategic initiatives.

In addition to his operational leadership, Chief Coatney has held regional and statewide leadership roles, including President of the Orange County Fire Chiefs Association – Operations Section and President of the California Fire Chiefs Association – Operations Section.

Chief Coatney's appointment was made under the City Manager's authority per La Verne Municipal Code Section 8.08.010. Chief Coatney's badge pinning will occur at the February 2, 2026, City Council meeting.

ONTARIO

Affinius Capital, McDonald Property Group and PREMIER Design + Build Group have completed Phase I of The HUB @ Ontario International Airport (ONT), a master-planned logistics park in Ontario. The development is owned by CanAm Ontario, a venture between an investment affiliate of Affinius Capital and McDonald Property Group.

Located adjacent to the Ontario International Airport, The HUB @ ONT spans 200 acres under a 55-year ground lease agreement with the Ontario International Airport Authority. Upon full build-out, the campus will total more than 4.2 million square feet of industrial space delivered over a 28-month schedule.

Phase I includes four buildings offering more than 2 million square feet of industrial space. Phase II, slated for delivery this spring, will add five buildings totaling 2.2 million square feet on 96 acres of land to the project.

POMONA

At their January meeting, the Construction Authority board of directors voted unanimously to award the design and engineering services contract for the Pomona to Claremont project to the engineering firm of Parsons Transportation Group, Inc. (Parsons). This major milestone followed a competitive procurement process that began in June 2025 and saw bids from multiple teams.

The six-year, \$60 million design and engineering services contract is the first of two major contracts to be awarded as part of the Construction Manager at Risk (CMAR) delivery method that was adopted by the Construction Authority for the project last year. The contract will include designing all elements of the 2.3-mile light rail extension from its current design level of approximately 30% to "Approved for Construction" drawings, as well as supporting the project with any needed design services during construction.

Parsons was determined to be the top proposer of the competing teams following a two-step evaluation process. Parsons scored highest (94 points out of 100) on the evaluation criteria related to the company's competence and qualifications, as presented in their written proposal, which took into consideration team qualifications such as relevant experience, financial stability, staffing and team

organization, and project plan and approach. They also received the highest score during the interview stage (47 points out of 50).

The procurement process to hire the contractor (through a construction manager contract) – the second of the two contracts needed to deliver the project by CMAR - is currently underway, with the Construction Authority board this month also approving release of the Request for Proposals (RFP), following a successful industry review period of the draft RFP that was completed late last year.

The construction manager contract is expected to be awarded this coming May and will include an initial phase of work during project design that includes providing constructability reviews, value engineering, third party coordination and cost estimating; with the possibility of building the project if the team successfully negotiates a construction services contract with an acceptable price once the project reaches 85%-90% design. Assuming a successful bid for the construction work, it is expected that major construction would begin in late-2027/early-2028 and take approximately four years to complete.

RANCHO CUCAMONGA

The City of Rancho Cucamonga gathered at Central Park (11200 Base Line Rd.) on January 15, 2026, for the groundbreaking of the Gold Star Memorial Monument, a new community memorial that will honor service members who lost their lives in active military duty and recognize the families who carry their legacy forward. Created by the Woody Williams Foundation, the two-sided black granite monument will feature a silhouette of a saluting service member and will be located near Freedom Courtyard.

Developed in collaboration with the Legends Live Forever Foundation, Diversified Pacific Communities, and Architerra Design Group, this memorial will be the first of its kind in San Bernardino County and will join more than 150 similar monuments across the nation. Together, the Gold Star Memorial Monument and Freedom Courtyard will provide a lasting place for reflection, remembrance, and healing within Central Park.

This project was inspired by the life and sacrifice of Lance Corporal Dylan Merola, a Los Osos High School graduate who lost his life on August 26, 2021, while serving in Kabul. In the wake of this tragic loss, the community came together to support the Merola family, who later founded the Legends Live Forever Foundation in Dylan's memory.

The project is anticipated for completion in Spring 2026 and will provide a beautiful space where we can honor fallen heroes.

SAN DIMAS

The city is beginning the process of updating the General Plan Safety Element and preparing the Local Hazard Mitigation Plan — two important documents that help guide how we prepare for and reduce risks from natural and human-made hazards. Your voice matters, and we want to hear from you!

Please visit the link below to learn about the Safety Element and the Local Hazard Mitigation Plan, and take a brief survey to share your opinions and ideas. Your feedback will help shape strategies to make our community safer and more resilient.

For more information go to: www.sandimasca.gov/SE-LHMP

UPLAND

A 13.2 million rehabilitation project has begun along Foothill Boulevard, from Benson Avenue to Euclid Avenue. During construction, drivers can expect some traffic changes such as lane reductions, closures, and detours. The City and its contractors are committed to keeping you safe and minimizing disruptions along the way.

This work will not only extend pavement life but also improve road safety, enhance water service delivery, and support local development and smoother traffic flow.

This project is made possible through a combination of funding sources, including \$4 million in discretionary funds generously allocated by San Bernardino County Supervisors Curt Hagman and Jesse Armendarez, City of Upland Water and Sewer, Gas Tax, ARPA, and RMRA.

REPAIRS & UPGRADES INCLUDE:

ASPHALT GRINDING
WATER PIPELINES
ROADWAY RESURFACING
LANDSCAPING
CURBS
TRAFFIC SIGNALS
GUTTERS
DRIVEWAY APPROACHES
SIDEWALKS ENHANCED LIGHTING
BIKE LANE IMPROVEMENTS