

Cities Report
March/April 2026

AZUSA

CBRE has announced that it has arranged the sale of Lumia, a newly constructed, mixed-use multifamily community – located at 850 North Azusa Avenue in Azusa – 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

The City of Baldwin Park is updating its Local Hazard Mitigation Plan (LHMP), an important effort to identify natural disaster risks, assess community vulnerabilities, and outline strategies to reduce impacts from hazards such as earthquakes, floods, and wildfires. This update helps ensure the City remains eligible for federal funding and strengthens our ability to protect residents, homes, and neighborhoods.

Community input is a vital part of this process. Residents are encouraged to participate by completing a brief hazard mitigation survey and attending upcoming public workshops to share their experiences, concerns, and ideas.

CHINO

The City of Chino is excited to announce that a second In-N-Out Burger location is currently under construction at the Town Center at The Preserve, with an anticipated opening in winter 2026.

In-N-Out’s new Chino location will serve The Preserve, one of the fastest-growing residential areas in the region.

This new location responds to strong market demand generated by thousands of homes in The Preserve area and the continued expansion of Chino’s retail and dining sector. The project further strengthens the Town Center at The Preserve’s emerging role as a regional destination for shopping, dining, and community activity.

In-N-Out is the latest in a long list of new businesses that have opened or are slated to open in Chino, including J. Crew Factory, CodeNinjas, and Orange County's Credit Union.

CHINO HILLS

The City of Chino Hills has selected Hue Quach as its new Assistant City Manager. Mr. Quach will step into the role effective April 20, 2026, to fill the vacancy created after the previous Assistant City Manager, Rod Hill, was appointed to City Manager.

Mr. Quach spent 15 years of his career with the City of Arcadia as the Director of Administrative Services, where he oversaw Finance, Human Resources, Information Technology, Purchasing, and Risk Management, and was responsible for preparing and managing the City's \$130 million operating and capital budgets. During his time in Arcadia until 2023, he ensured the City remained financially responsible by maintaining consistent budget surpluses and played a key leadership role in ensuring the City grew its General Fund reserves under his leadership. He also played a key role in helping to educate the community on a successful local transaction and use tax measure to support community priorities.

Most recently in October 2025, Mr. Quach served as the Interim Finance Director for the City of Sierra Madre, where he led the development of the City's fiscal policies and ensured fiscal stability during a critical leadership transition. Prior to that role, he spent over a year as a Finance Consultant for the City of South Pasadena, where he was brought on to stabilize financial operations during a period of staffing vacancies. He oversaw all financial functions, strengthened internal controls, ensured compliance with reporting requirements, and helped align the City's financial resources with community priorities. He also has prior roles as Director of Finance with the City of Norwalk and as Assistant Director of Finance with the City of Bellflower.

Mr. Quach holds a Master of Public Administration and a Bachelor of Science Degree in Business Administration (Finance), both from California State University, Los Angeles. He is fluent in Cantonese and Vietnamese. Outside of work, he and his wife, Napah, remain actively involved in local volunteer efforts, including through a mosque his family operates, where he enjoys supporting community gatherings and activities. He also has a great appreciation for travel and feels fortunate to have explored different parts of the world, with Thailand being a particularly memorable destination. He enjoys maintaining an active lifestyle and, when time permits, participates in friendly pickleball games with friends.

COVINA

In the upcoming election, Covina voters will see Measure CC on the ballot. This proposed measure asks residents to consider adopting a ¼-cent local sales tax, expected to generate approximately \$3 million annually for the city.

If approved, the funding would support essential local priorities such as emergency medical response, fire and police services, homelessness solutions, street repairs, and park improvements. The measure is also designed to help ensure that sales tax revenue generated in Covina remains in Covina and is directed toward local services and community improvements.

Measure CC also gives Covina voters the opportunity to have a direct say in how these locally generated funds are used. As election day approaches, residents are encouraged to review the measure and stay informed about what it could mean for the future of the community.

Learn more: <https://covinaca.gov/measure-cc/>

GLENDORA

The Glendora Police Department reminds travelers to always buckle up and secure children in the right car seats when visiting friends and family.

This year's Click It or Ticket campaign runs from May 18 to 31. During this time, the Glendora Police Department will have additional officers on patrol actively looking for drivers and passengers who are not wearing seat belts. This includes vehicles in which children are not secured in child safety seats or the appropriate safety seats for their age.

According to the National Highway Traffic Safety Administration, in 2023, 10,484 people killed in crashes in the U.S. were not wearing a seat belt. In California, there were 780 unrestrained people killed in crashes that same year, including 24 children. Additionally, unrestrained child fatalities in California increased by 4.3 percent from 2022 to 2023.

California law requires all children under 2 years old to ride in a rear-facing car seat, unless the child is 40 or more pounds or is 40 or more inches tall. Once a child reaches these milestones, all children under the age of 8 years are still required to be secured in a car seat or booster seat. Children under the age of 8 may not ride in the front seat unless the vehicle is not equipped with a rear, forward-facing seat. Children 8 and older, or who are at least 4 feet 9 inches tall, may be secured by a booster seat, but at a minimum must be wearing a properly fitted safety belt.

Parents and caregivers are encouraged to keep children in the proper rear or forward-facing seat as long as possible and use the "Five-Step Test" to determine if their child is big enough to safely use a seat belt without a booster seat.

The Glendora Police Department car seat safety program offers free inspections and help to install your car seat. For more information contact Julie Linger at (626)852-4880 or jlinger@cityofglendora.gov.

Funding for this program was provided by a grant from the California Office of Traffic Safety, through the National Highway Traffic Safety Administration.

EL MONTE

The City of El Monte, in partnership with the YMCA, is proud to offer FREE assistance with your citizenship application, including support with fee waivers for those who qualify.

If you or someone you know is ready to take this important step, we're here to help guide you through the process. Appointments are required—call today to secure your spot. Call: (323) 244-9077

INDUSTRY

The Puente Hills Mall, once immortalized as a filming location in the Hollywood classic "Back to the Future" and now mostly-shuttered, may soon become home to battery energy storage facilities and data centers, sparking environmental and economic concerns from nearby communities.

The council voted unanimously to change zoning laws to allow battery energy storage systems at sites like the former mall.

At the packed City of Industry council meeting, residents from neighboring cities voiced concerns about noise, water use and rising utility costs tied to the proposed redevelopment. Many of them were upset that they have little recourse since the City of Industry council is elected by fewer than 300 residents.

Environmental activists argue that battery energy storage facilities pose safety risks.

Brown and others also warned that the zoning change could accelerate the construction of data centers, which require significant electricity and water to operate.

City officials declined on-camera interviews but acknowledged plans are in theory works for data centers at the Puente Hills Mall property and other locations.

LA VERNE

More than 50 workers in the City of La Verne have voted to join Teamsters Local 1932. The new members organized for stronger workplace protections, fair wages, and a voice on the job.

The newly organized group includes essential city workers who play a critical role in maintaining public services and infrastructure for the La Verne community.

Teamsters Local 1932 represents over 16,000 workers across the Inland Empire and continues to grow as more workers organize for better conditions and stronger protections on the job. For more information, go to teamsters1932.org.

ONTARIO

The City of Ontario is pleased to announce the next citywide yard (garage) sale weekend is Friday, May 1, 2026, through Sunday, May 3, 2026. If rainy conditions exist on that Friday or Saturday, an alternate yard sale may be held on May 8, 9, and 10, 2026.

In 2010, the City adopted a yard sale ordinance giving residents the opportunity to hold more sales each year on fixed dates and eliminating the need for yard sale permits and fees. The rules for signs (one 6 square foot sign on the owner's property) and rules for merchandise to be sold (seller's personal property only, no new or re-sold goods) remain unchanged.

If you have further questions regarding the yard sale, please contact the City of Ontario Community Improvement Department at (909) 395-2007.

RANCHO CUCAMONGA

The City of Rancho Cucamonga is preparing an update to its 2021 Local Hazard Mitigation Plan (LHMP). This plan will help create a safer community for residents, businesses, and visitors. The LHMP enables public safety officials, city staff, elected officials, and members of the public to comprehend the threats posed by natural and human-caused hazards within our community. The plan will also recommend specific actions to proactively decrease these threats before disasters occur.

To participate in the survey, click on this link: <https://publicinput.com/lhmp>

UPLAND

The City of Upland has partnered with City Ventures to bring new homeownership opportunities to the community through the Towns on First residential development.

Eligibility Requirements:

The City of Upland partners with Neighborhood Partnership Housing Services (NPHS) to screen and qualify homebuyers. NPHS reviews and underwrites applications, then submits approved applicants to the City for final review.

For more information contact Neighborhood Partnership Housing Services ([NPHS](#)) at: 909-988-5979

Affordable Homeownership:

- Home price: \$400,000
- Down payment assistance: Up to 50%
- Resale restrictions Apply

The Homes:

- 2-bedroom, 2.5-bath townhomes
- 2-car tandem garage
- Solar-powered homes for energy efficiency

| Household Size | 1 | 2 | 3 | 4 | 5 |
|----------------|----------|----------|----------|----------|----------|
| Income Limits | | | | | |
| County of SB | \$62,650 | \$71,600 | \$80,500 | \$89,500 | \$96,700 |

WEST COVINA

JLL Capital Markets announced that it has secured the \$25.78 million sale of Shops at Plaza West Covina, a 46,406-square-foot shopping center located in West Covina.

JLL represented the private seller. The buyer was Phillips Edison & Company. Plaza West Covina is strategically located at 310 S California Ave., directly adjacent to the Plaza West Covina Mall, which ranks as the sixth most popular regional mall in California with over 8.9 million annual visitors. This prime location provides exceptional visibility and access to substantial daily foot traffic, benefiting from over 226,800 vehicles per day on the San Bernardino Freeway. The property draws customers from a dense trade area with over 219,000 people within a three-mile radius and an average household income of \$121,880.

The retail center spans 46,406 square feet and was 88% occupied at the time of sale. The property features a diverse tenant roster including Bank of America, Jamba, Urbane Café, SchoolsFirst Federal Credit Union, California Fish Grill, Gen Korean BBQ House and other specialty retailers.

The center benefits from its proximity to the adjacent Plaza West Covina Mall, which features approximately 185 tenants across 25 acres.

Plaza West Covina presented immediate upside potential for the new owner through lease-up of approximately 5,800 square feet of vacant space. The property's location adjacent to one of California's top-performing regional malls provides strong fundamentals for sustained leasing demand and tenant performance.