



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, August 3, 2026

Closed Session at 5:30 PM & Study Session at 6:00 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 emails 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 817-5747-6840** when prompted. Public comments via Zoom may be accepted for all items on the City Council meeting 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.

Online Service Disruption: In the event there is a service disruption that prevents remote access to the meeting, the City shall recess open session to restore service. The City Council meeting may only reconvene open session after service is restored or, following an hour of attempting to restore service, the City Council identifies by roll-call vote that the continuation of the meeting outweighs the need for remote access.

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**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 General Unit, La Verne Firefighters Association, La Verne Fire Middle Management Associations, and all Unrepresented Employees.

The City Council will recess and reconvene at 6:00 PM for the City Council Study Session meeting.

STUDY SESSION AGENDA - 6:00 PM**STUDY SESSION TOPIC**

Goldspotted Oak Borer (GSOB) Infestation Report – The County of Los Angeles Fire Department and Agricultural Commissioner Weights & Measures will provide an update on GSOB and its impacts to the City of La Verne.

REGULAR CITY COUNCIL MEETING - 6:30 PM**PLEDGE OF ALLEGIANCE - MARINE, LANCE CORPORAL, RICHARD MUNOZ****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

2026 Fire Risk Reduction Community List Recognition – The City of La Verne was added to the Board of Forestry’s Fire Risk Reduction Community List, recognizing the City’s continued efforts to strengthen wildfire preparedness, reduce local fire risk, and protect residents, property, and critical infrastructure.

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 July 20, 2026.

Recommendation: That the City Council approve the minutes.

2. **Register of Audited Demands in the amount of \$14,150,090.35, dated 06/03/26 though 07/26/26.**

Recommendation: That the City Council approve the audited demands.

3. **Award of Construction Contract for the FY 2025-26 Catch Basin Connector Pipe Screen Retrofit Project.** This action will award a construction contract to G2 Construction Inc. in the amount of \$115,947.00 for the Fiscal Year 2025-26 Catch Basin Connector Pipe Screen Retrofit Project. The project is budgeted using Measure W funds, and will support the City's continued compliance with the Regional Municipal Separate Storm Sewer System Permit.

Recommendation: That the City Council:

1. Award a public works construction contract to G2 Construction Inc. the lowest, most responsible bidder, in the amount of \$115,947.00; and
2. Authorize staff to issue change orders not exceeding 10% of the construction budget for a total possible construction contract cost of \$127,541.00; and
3. Authorize staff to issue a purchase order in the amount of \$30,000 to RKA Consulting Group to manage and provide inspection services during the Construction Phase of the Project.

4. **Award of Construction Contract for the Durward Way Bus Pad Improvement Project.** This action will award a construction contract to CT&T Concrete Paving Inc. in the amount of \$168,380.00 for the bus pad improvement project located on Durward Way. The project will be funded by grant funds from Foothill Transit and Proposition C Local Return funds for the replacement and expansion of bus pads, sidewalk improvements, ADA accessibility updates to the bus stop bench, and solar lighting features to enhance the stop and bring it into compliance with current standards.

Recommendation: That the City Council:

1. Award a public works construction contract to CT&T Concrete Paving Inc. the lowest, most responsible bidder, in the amount of \$168,380.00; and
2. Authorize staff to issue change orders not exceeding 10% of the construction budget for a total possible construction contract cost of \$185,218.00; and
3. Authorize staff to issue a purchase order in the amount of \$25,000 to RKA Consulting Group to manage and provide inspection services during the Construction Phase of the Project.

5. **Photography Permit Request from More Media, INC.** Consideration of a Request from More Media, Inc. to conduct a Commercial Photography Shoot at the La Verne Skate Park.

Recommendation: That the City Council authorize the City Manager to execute an agreement with More Media, Inc. and authorize issuance of the required permit, subject to the applicant satisfying all City permit, insurance, and agreement requirements.

6. **Resolution Canceling the August 17, 2026 City Council Meeting.** The second meeting in August 2026 is requested to be canceled due to the lack of business items. Accordingly, the item

requires the City Council to adopt a resolution to cancel the meeting.

Recommendation: That the City Council approve the attached resolution titled, "A RESOLUTION OF THE CITY COUNCIL, CITY OF LA VERNE, CALIFORNIA, CANCELING THE AUGUST 17, 2026, CITY COUNCIL MEETING."

PUBLIC HEARINGS

7. First Reading of an Ordinance Amending the Gilead Sciences Development Agreement.

Gilead Sciences, Inc. is requesting approval of a First Amendment to the Development Agreement to extend the term through May 5, 2031, and update the impact fee provision. No changes are proposed to the approved land uses, development standards, or project entitlements. The Planning Commission recommended approval of the amendment at its June 10, 2026, meeting.

Recommendation: That the City Council:

1. Determine that the proposed First Amendment remains within the scope of the previously adopted Initial Study/Mitigated Negative Declaration and Addendum prepared for the project, and that no additional environmental review is required pursuant to CEQA Guidelines Sections 15162 and 15164; and
2. Conduct a First Reading and waive further readings of an Ordinance titled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, APPROVING THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LA VERNE AND GILEAD SCIENCES, INC. FOR PROPERTY LOCATED AT 1800 WHEELER AVENUE, WITHIN THE ARROW CORRIDOR SPECIFIC PLAN, CASE NO. 56-26DA."

8. First Reading of a Zoning Ordinance Amendment for Nonconforming Lot Development Standards. First Reading of a Zoning Ordinance Amendment for nonconforming lot development standards to facilitate affordable housing.

Recommendation: That upon conclusion of the Public Hearing, the City Council:

1. Determine that the proposed ordinance is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3), the common sense exemption; and
2. 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 SECTION 18.10.060 OF THE LA VERNE MUNICIPAL CODE TO FACILITATE AFFORDABLE HOUSING" amending Section 18.10.060 of the La Verne Municipal Code related to nonconforming lot development standards to facilitate affordable housing opportunities.

DISCUSSION CALENDAR

9. Award of One-Year Maintenance Services Agreement to CMAX Commercial Maintenance, Inc. for Citywide Street Sweeping Service. One-Year Maintenance Services Agreement between the City of La Verne and CMAX Commercial Maintenance, Inc. for Citywide Street Sweeping Services.

Recommendation: That the City Council:

1. Waive the formal bidding requirement and approve a One-Year Maintenance Services Agreement between the City of La Verne and CMAX Commercial Maintenance, Inc. for Citywide Street Sweeping Services for a not-to-exceed price of \$173,000.00, including a \$13,000 contingency, for the period of July 1, 2026 through June 30, 2027; and
2. Authorize the City Manager to execute the Agreement and any non-substantive documents necessary to administer and implement the Agreement.

- 10. 2026 Christmas Morning Community Partnership Agreement.** For the 2026 Christmas Morning event, the community group Christmas Morning in La Verne has proposed serving as the lead community organization, with support and coordination from City Staff and the use of City resources. Pursuant to Administrative Regulation 129, City Council approval is required for community events that involve the use of City Staff and resources.

Recommendation: That the City Council:

1. Provide additional or alternative direction on the scope of the proposed Christmas Morning event;
2. Authorize the City Manager to finalize the agreement based on City Council direction and execute the agreement with Christmas Morning in La Verne within the approved budget; and
3. Approve a not-to-exceed amount of funding of \$16,000, in lieu of the City fully producing the event, to assist Christmas Morning in La Verne in the implementation of the Christmas Morning event.

- 11. Declaration of School Zone Prima Facie Speed Limit from 25 Miles Per Hour (MPH) to 20 MPH in the City of La Verne.** This action will declare by resolution, the prima facie speed limit in a school zone when children are present as 20 miles per hour (MPH) in the City of La Verne. Pursuant to Assembly Bill 382 which was signed into law on October 10, 2025, jurisdictions will have the authority to lower the school zone speed limit from 25 MPH to 20 MPH.

Recommendation: That the City Council adopt a Resolution titled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, DECLARING THE PRIMA FACIE SPEED LIMIT IN SCHOOL ZONES WHEN CHILDREN ARE PRESENT AS 20 MILES PER HOUR" for the purpose of reducing the school zone speed limit from 25 miles per hour to 20 miles per hour per AB 382.

- 12. Consideration of First Amendment to Agreement Regarding Design and Construction of the Goldline Transit Oriented Development Pedestrian Bridge by the San Gabriel Valley Council of Governments and the City of La Verne.** The San Gabriel Valley Council of Governments is requesting a First Amendment to an Agreement related to the Gold Line Transit Oriented Development Pedestrian Bridge, which will connect the La Verne/Fairplex Transit Station with the Fairplex property on the south side of Arrow Highway.

Recommendation: That the City Council approve the First Amendment to the Agreement Regarding Design and Construction of the Goldline Transit Oriented Development Pedestrian Bridge and authorize the City Manager to execute the Agreement and related documents.

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

**THE MEETING OF THE LA VERNE CITY COUNCIL SCHEDULED FOR MONDAY,
AUGUST 17, 2026 IS CANCELED.**

**THE NEXT REGULAR MEETING WILL BE ON TUESDAY, SEPTEMBER 8, 2026,
DUE TO THE LABOR DAY HOLIDAY.**

**CLOSED/STUDY SESSION WILL START AT 5:30 PM AND THE REGULAR MEETING AT
6:30 PM.**

Posting Statement: A true copy of this Agenda was posted on July 28, 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, August 4 - Development Review Committee, August 4, City Hall - CANCELED

Wednesday, August 5 - Senior Seminar Series, La Verne Community Center, 10:30 am

Friday, August 7 - General Municipal Election-Nomination Period Closes, City Hall, 5:00 pm

Friday, August 7 - Dance for Those with Intellectual and Developmental Disabilities, La Verne Community Center, 5:00 pm - 8:00 pm

Sunday, August 9 - Concert in the Park (Classic Rock), Heritage Park, 6:30 pm

Monday, August 10 - Senior Movie Matinee, La Verne Community Center, 12:30 pm - 3:00 pm

Wednesday, August 12 - Planning Commission meeting, City Hall, 6:30 pm - CANCELED

Monday, August 17 - City Council Meeting, City Hall, 5:30 pm - CANCELED

Wednesday, August 19 - Senior Advisory Committee meeting, La Verne Community Center, 10:00 am - 11:15 am

Wednesday, August 19 - Finance Commission meeting, City Hall, 6:30 pm

Thursday, August 20 - Waste Management Billing Transition Workshop, City Hall, 5:30 pm