

**CITY OF DUARTE**

**Minutes of the REGULAR JOINT MEETING OF THE  
CITY COUNCIL/HOUSING AUTHORITY/DUARTE COMMUNITY FACILITIES  
FINANCING AUTHORITY**

**Tuesday, May 26, 2026  
5:30 PM — Closed Session  
7:00 PM — Regular Session**

**5:30 PM CLOSED SESSION**

**1. CALL TO ORDER AND ROLL CALL**

Mayor Martin Del Campo called the open session to order at 5:42 p.m.

Councilmembers Present: Finlay, Lewis, Truong, Garcia (arrived at 5:54 p.m.), Calderon, Kang, Martin Del Campo  
Councilmembers Absent: None  
Staff Present: Brian Villalobos, City Manager  
Thai Viet Phan, City Attorney  
Frances Jimenez, City Clerk  
Brianna Solis, Deputy City Clerk

**2. ADOPTION OF THE AGENDA**

Moved by Councilmember Finlay, seconded by Mayor Pro Tem Kang, and carried by the following vote of the City Council to adopt the agenda.

AYES: FINLAY, LEWIS, TRUONG, CALDERON, KANG, MARTIN DEL CAMPO  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: GARCIA

**3. PUBLIC COMMENT ON CLOSED SESSION ITEMS**

None.

**4. CLOSED SESSION**

The City Council recessed into Closed Session at 5:42 p.m. to discuss the following:

**A. PUBLIC EMPLOYEE PERFORMANCE EVALUATION**  
Pursuant to Government Code Section 54957(b) Title: City Manager

CONFERENCE WITH LABOR NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54957.6(a).

AGENCY NEGOTIATOR: Thai Viet Phan, City Attorney.  
UNREPRESENTED EMPLOYEE: City Manager Brian Villalobos

**7:00 PM OPEN SESSION**

**5. CALL TO ORDER AND ROLL CALL**

Mayor Martin Del Campo called the open session to order at 7:13 p.m.

Councilmembers Present: Finlay, Lewis, Truong, Garcia, Calderon, Kang, Martin Del Campo  
Councilmembers Absent: None  
Staff Present: Brian Villalobos, City Manager  
Thai Viet Phan, City Attorney  
Kristen Petersen, Assistant City Manager / Director of Administrative Services  
Craig Hensley, Director of Community Development  
Larry Breceda, Director of Public Safety Services

Manuel Enriquez, Director of Parks and Recreation  
Andres Rangel, Assistant to the City Manager  
Frances Jimenez, City Clerk  
Brianna Solis, Deputy City Clerk  
Albert Nuñez, Management Analyst  
Melanie Grigorian, Administrative Secretary  
Alvaro Gomez, Planning Manager  
Stephanie Sandoval, Public Works Manager

## **6. PLEDGE TO THE FLAG**

The flag salute was led by Oliver Vigil.

## **7. CITY ATTORNEY CLOSED SESSION REPORT**

City Attorney Phan announced that no reportable action was taken.

## **8. ORAL COMMUNICATIONS - SPECIAL ITEMS**

None.

## **9. SPECIAL ITEMS**

### **A. Mayor's Youth Council Update**

Victoria Ramirez gave an update on recent and upcoming Mayor's Youth Council events; shared the positive impact and benefits of participating in the Mayor's Youth Council based on her experience; and encouraged interested individuals to apply.

In response to questions made from the City Council, Victoria Ramirez stated that this would be her last update until the beginning of the Fall semester; shared that she will be attending the University of Southern California (USC); and highlighted that she served as President of the Mayor's Youth Council during the current year,

The City Council expressed appreciation for her time and service on the Mayor's Youth Council; congratulated her on her acceptance USC; and wished her the best in future endeavors.

### **B. Public Safety Department Update**

Public Safety Director Breceda reported a 15.5% year-to-date increase in Part 1 crimes; noted that crime rates remain 29.6% lower compared to 2021 levels; shared that ongoing special operations in high-crime areas remain focused on deterring catalytic converter thefts during peak activity times; and highlighted collaboration with partner agencies to identify alternative crime prevention strategies, including the use of Flock and portable camera systems and neighborhood canvassing efforts. Additionally, he shared that the Riverbed operations continue in coordination with Azusa, Irwindale, and the United States Army Corps of Engineers; noted that positive feedback had been received regarding coordination with local schools on high visibility traffic enforcement efforts and e-bike enforcement along the trail; and announced that the first Neighborhood Watch campaign had recently launched, with two additional campaigns planned in the coming months.

In response to questions asked by the City Council, Director Breceda confirmed that Part 1 crimes had increased, while noting an overall downward five-year trend of 29% and clarified that catalytic converter thefts are classified as Part 1 crimes.

The City Council shared that they had received compliments regarding the increased activity in the Royal Oaks area; expressed appreciation for the efforts related to e-bike enforcement, as well as the riverbed cleanups; and suggested increased supervision at the 7-Eleven located off Las Lomas to address increased activity in the area. In response, Director Breceda stated that staff would increase focus on that area. In addition, the City Council complimented the work being done at Royal Oaks and Mount Olive in regard to traffic enforcement.

Per questions asked by the City Council, Director Breceda informed that stolen catalytic converters are not sold as whole pieces, but rather scraped for valuable metals, which are then sold separately and noted that the materials are sold out-of-state rather than locally. In response, the City Council thanked the City staff for creating a safe environment.

## **10. ANNOUNCEMENTS OF UPCOMING COMMUNITY EVENTS**

Jenny Gable, Duarte Library, announced upcoming library events.

Assistant to the City Manager Rangel announced upcoming city events.

Per questions by the City Council, Assistant to the City Manager Rangel stated that the World Cup Viewing Party, "One Nation Under Gol," is free to attend and highlighted that it is a community watch party rather than an official fan zone.

The City Council expressed their excitement for the event; thanked City staff for their efforts in creating the event; and encouraged residents to attend.

In response to questions made by the City Council, Assistant to the City Manager Rangel confirmed that City merchandise would be available for sale at the event.

The City Council highlighted the early display of the banners; shared observations that neighboring cities had begun hosting events to celebrate the World Cup; and thanked Supervisor Barker for their support.

Per the final question asked by the City Council, members of the City Council and the City staff confirmed that a t-shirt cannon is available.

## **11. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA**

Neil Furukawa stated that he received a parking ticket; suggested that the parking tickets include the full address; noted that two parking signs are obstructed, one by an untrimmed tree and the other by a parked van; expressed appreciation for the recent tree trimming efforts; and shared research and historical insights regarding the Duarte Mesa and the origin of its name.

Sherry Ho thanked the Planning Department for its efforts in collaborating with her team on the Wyndham Suites by Wyndham hotel project; shared that the architect has received the comments from City staff; noted that the two hotel directors had intended to attend the meeting to express their appreciation but were unable to do so; and informed that Wyndham has three departments currently working on the project. Additionally, she shared that the project team has partnered with a lender site engineer who was unable to attend the meeting; noted that the lender site engineer is responsible for reviewing and approving multiple project items and emphasized that the engineer supports the project and will help ensure it proceeds efficiently; and shared that the hotel management team which attended a previous meeting, currently has about 20 individuals working on the project and intends to complete the project as soon as possible.

Steve Hernandez shared that Sherry's team is very enthusiastic about the Wyndham Suites by Wyndham hotel project; provided insights into the hotel's interest in opening a new location in the City; noted that the project architect is local and well-known to City staff; and expressed appreciation for the project.

## **12. ORAL COMMUNICATIONS - CONSENT CALENDAR**

None.

## **13. CONSENT CALENDAR**

A. Motion to read all Resolutions and Ordinances presented for consideration by Title only and waive further reading (CC/HA/FA).

B. Approve absence(s) of City Councilmember(s) from the City Council meeting.

C. Approval of Minutes - May 12, 2026 Regular Meeting (CC/HA/FA).

D. Approval of Warrants - May 26, 2026 (CC/HA/FA).

E. Receive and File the Public Safety Department Update.

F. Receive and File the Strategic Plan Update.

G. Adoption of Resolution No. 26-18 to approve Fiscal Year 2026-27 SB1 Funding: The Road Repair and Accountability Act of 2017 Project List.

H. Adoption by title only, Resolution No. 26-16, a Resolution of the City Council of the City of Duarte, California Establishing an Appropriations Limit Pursuant to the Provisions of Article XIII B of the California Constitution.

I. Adoption of Resolution No. 26-19 calling for a General Municipal Election to be held on November 3, 2026, to fill seats for four City Council Districts; Resolution No. 26-20 requesting that the Los Angeles County Board of Supervisors consolidate the General Municipal Election with the Statewide General Election; and Resolution No. 26-21 adopting regulations pertaining to candidate statements.

J. Acceptance of the Notice of Completion: Highland Promenade Project for Green Giant Landscape Inc. in the amount of \$1,140,648.61.

K. Authorization for the City Manager to execute the request for Additional Services with Dahlin Group, Inc. for the expanded design scope, which includes incorporation of a parking lot into Phase II of the Duarte Revitalization Project and approval of a budget amendment of \$17K.

Moved by Councilmember Finlay, seconded by Councilmember Calderon, and carried by the following vote of the City Council to adopt items 13A-13K of the Consent Calendar.

AYES: FINLAY, LEWIS, TRUONG, GARCIA, CALDERON, KANG, MARTIN DEL CAMPO  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

#### 14. ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION

None.

#### 15. PUBLIC HEARINGS

A. Adoption of Ordinance amending portions of Chapter 19.38.050 of the Duarte Development Code "Off-street Parking requirements", specifically sections 19.38.050(F), 19.38.050(I)(4) and Table 3-4 including Chapter 19.100.020 to update standards related to single-family residential additions and off-street parking requirements

Administrative Secretary Grigorian presented the proposed amendment to update standards for single-family residential additions and off-street parking requirements; shared a scenario illustrating the need for the amendment; noted recent changes to Accessory Dwelling Unit (ADU) laws; highlighted the goal of updating the code to prevent further inequities; explained the proposed code changes; and shared City staff's expectations regarding the impact of the amendment.

In response to questions made by City Council, Administrative Secretary Grigorian stated that additions greater than 250 or 600 square feet would be permitted as long as they comply with all other applicable development standards. Community Developer Hensley added that additional limitations would include setback requirements and a maximum 35% lot coverage standard.

The City Council expressed appreciation for the presentation; shared insights regarding the increase in development activity resulting from recent state law changes and ADUs; emphasized the City's already limited parking availability; and expressed hope that state laws may be modified in the future.

In continuation, the City Council discussed SB 1123 introduced by Senator Wiener; highlighted that many residents do not utilize their garages for vehicle parking and therefore may not experience significant impact from the changes in state laws; noted that the amendments are intended to align with state standards while promoting equity and housing opportunities within the community; and conveyed appreciation to Administrative Secretary Grigorian for the presentation.

Mayor Martin Del Campo opened the Public Hearing.

#### Public Comment:

None.

Mayor Martin Del Campo closed the Public Hearing.

Moved by Councilmember Finlay, seconded by Mayor Pro Tem Kang, and carried by the following vote of the City Council to conduct a public hearing and introduce for first reading Ordinance No. 26-04, amending Chapters 19.38.050 and 19.100.020 of the Duarte Development Code to update standards for single-

family residential additions and off-street parking requirements.

AYES: FINLAY, LEWIS, TRUONG, GARCIA, CALDERON, KANG, MARTIN DEL CAMPO  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

**B. Amendments to the Duarte Municipal Code (“DMC”) to clarify inconsistencies regarding posting of political campaign signs in the DMC and the Duarte Development Code**

City Attorney Phan shared that the purpose of this amendment is to ensure that both the municipal and development codes are consistent regarding election signs; noted that a previous discrepancy existed between the development code and municipal code concerning the permitted time periods for election signs; and clarified that political campaign signs may be erected no more than 60 before an election and must be removed within 10 days following the election.

The City Council commented that this serves as a reminder that local election season is approaching and shared insights on who is responsible for leaving behind their election signs.

Per questions made by the City Council, City Attorney Phan confirmed that Public Safety Director Breceda may issue code enforcement citations to individuals who fail to remove their signs.

Mayor Martin Del Campo opened the Public Hearing.

**Public Comment:**

None.

Mayor Martin Del Campo closed the Public Hearing.

Moved by Councilmember Finlay, seconded by Councilmember Calderon, and carried by the following vote of the City Council to conduct a public hearing and approve the introduction of Ordinance No. 26-03 for the first reading of an Ordinance of the City Council of the City of Duarte, California, Amending Section 9.34.040 of Chapter 9.34 of the Duarte Municipal Code Regarding Political Campaign Signs.

AYES: FINLAY, LEWIS, TRUONG, GARCIA, CALDERON, KANG, MARTIN DEL CAMPO  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

**16. ORAL COMMUNICATIONS - BUSINESS ITEMS**

None.

**17. BUSINESS ITEMS**

**A. Citywide Objective Design Standards for Multifamily and Mixed-Use Residential Development Projects**

Planning Manager Gomez presented the resolution that established citywide objective design standards for multifamily and mixed-use residential development projects; provided background information regarding new state laws, informed on what citywide design standards are, and provided examples of such standards; displayed the City's current development code; highlighted the reasoning for creating the new resolution and what adopting it will do for the City; and explained where these standards will apply. In addition, he added that, in order to create the new proposed rules, the City participated in a regional process which was organized and funded by the San Gabriel Valley Council of Governments.

San Gabriel Valley Council of Governments consultant, Phil Burns, noted that the initiative originated with planning directors and planners who identified a major need to comply with state law; noted that funding was provided by the Southern California Association of Governance through the 2.0 program; and described how the effort improved understanding of different areas within the City and helped establish standards for a variety of local conditions. Consultant Burns further emphasized that the standards would be used for multifamily and mixed-use development; distinguished between house-scale and block-scale zoning standards; and highlighted the use of photographic examples to clarify expectations for each topic.

Planning Manager Gomez shared the goal of this exercise and listed successful development projects; explained what the objective design standards establish and the designs the City is trying to avoid.

In response to questions raised by the City Council, Planning Manager Gomez reassured that adopting the resolution would preserve the City's ability to enforce high-quality design standards; noted that the designs being referenced represent the quality of Huntington, Esperanza, and Salona; emphasized that future projects should strive to reflect similar design quality; reiterated that the design standards are intended to serve as guidance rather than as prescriptive requirements; confirmed that there would be no need to demolish existing buildings, as the objective is to provide a more holistic framework for the type of development the City seeks to encourage.

Community Development Director Hensley shared that there have been scenarios in which developers have submitted new projects under the Builder's Remedy provision, where state law limits the City's discretion in reviewing proposals; explained that the quality of previously submitted projects have proven to be poor, which prompted the Council of Governments (COG) to pursue grant funding to support this effort; and noted that these situations are often associated with housing sites proposing austere concepts.

Per questions from the City Council, Planning Manager Gomez confirmed that the resolution resembles an Adaptive Reuse Potential (ARP); emphasized that the objective design standards are not intended to be prescriptive or to mandate a single architectural design, but rather to provide flexibility through mechanisms such as the Plan Development Permit process, allowing developers to propose a variety of designs.

The City Council expressed concerns regarding the possibility of being restricted to a particular design style and emphasized the importance of maintaining the City's flexibility in selecting preferred project designs.

Consultant Burns acknowledged these concerns; stated that they had been carefully considered throughout the process; confirmed that while objective design standards may limit the range of potential designs, there is no requirement mandating the use of a specific architectural style.

The City Council highlighted the similar design qualities found in the City's successful projects Solano and Huntington and expressed appreciation to Consultant Burns for his responses. Consultant Burns explained that the intent is to codify stronger design principles and provided a scenario for clarification. In response, the City Council asked whether this is where articulation requirements would apply. Consultant Burns confirmed that it is and noted that the architectural styles identified in the Town Center Specific Plan remain unchanged, with no new styles being added.

Discussion ensued regarding the City Council's concerns about the possibility of development styles being restricted.

Consultant Burns and Director Hensley reassured the City Council that the purpose of the resolution is not to restrict project designs, but rather to ensure that developments meet high-quality design standards and to avoid poor or incompatible project outcomes.

The City Council expressed appreciation for everyone's efforts.

The City Council also questioned whether the Resolution is a public hearing item. City Attorney Phan responded that City staff would review the matter further and return with clarification.

Moved by Councilmember Finlay, seconded by Councilmember Lewis, and carried by the following vote of the City Council to conduct a public hearing and adopt Resolution No. 26-17 establishing Citywide Objective Design Standards for multifamily and mixed-use residential development projects as required by State law.

AYES: FINLAY, LEWIS, TRUONG, GARCIA, CALDERON, KANG, MARTIN DEL CAMPO  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

#### B. Selection and Approval of 2025 Call for Artists Utility Box Art Designs and Implementation of Remaining City-Owned Utility Box Locations

Management Analyst Nuñez gave a presentation regarding designs submitted for the remaining City-owned utility box locations; noted that the deadline to submit designs was extended and allowed submissions from the greater Los Angeles area; highlighted that the City received 81 complete applications; and informed that the goal is to start insulation to start in the late summer. Additionally, Management Analyst Nuñez, shared this year's design theme, "Duarte Past, Present, and Future"; noted

that the artists were able to choose from a variety of subthemes, and highlighted the few city-owned utility box locations that remain.

In response to questions from the City Council, Management Analyst Nuñez stated that, based on Google Maps, utility boxes owned by the City of Monrovia do not appear to contain artwork; added that he would conduct a site visit to confirm this information; and explore potential partnership opportunities in the future.

Management Analyst Nuñez reviewed the number of locations containing traffic controller and meter pedestals; explained that City staff's recommendation was intended to maximize the use of the high-quality of artwork received while providing flexibility as the program continues to expand; highlighted the implementation cost of \$22,000; and explained why some locations included three design options instead of two.

In response to additional questions from the City Council, Management Analyst Nuñez stated that City staff would further investigate the possibility of creating murals on unoccupied building walls and review any applicable regulations associated with such projects.

Management Analyst Nuñez then presented the proposed designs for Location 1, located at the south-east corner of Huntington Drive and Mountain Vista Plaza. Following discussion regarding the proposed artwork, the City Council selected the "Route 66 - Then and Now" design by Daniel Arias. The City Council also expressed interest in reserving the Tongva Tribe design for a future utility box location closer to the San Gabriel Valley.

Management Analyst Nuñez continued with Location 2, located at the south-east corner of Huntington Drive and Buena Vista Street. In response to questions from City Council, he noted that this location contains two utility boxes; reiterated that City staff would work with the selected artist to either create a smaller complementary design or modify the orientation of the existing design to accommodate both boxes; and confirmed the location. During the discussion, Management Analyst Nuñez identified which artist was from Duarte; noted that Location 5 and 6 are the closest to the riverbed; and stated that an additional traffic controller location remains available for artwork. Following discussion, the City Council elected to defer its selection for this location and return to it later in the meeting.

Management Analyst Nuñez then presented the proposed designs for Location 3, located at the south-east corner of Huntington Drive and Brycedale Avenue. Following brief discussion, the City Council selected the "Our Community in Bloom" design by Victoria Jean Cruz.

Management Analyst Nuñez continued with Location 4, located at the north-east corner of Huntington Drive and Pops Road. In response to questions from the City Council, he explained that the artist's submissions were submitted as complete packages, limiting the ability to mix designs within a location; noted that, for the "Human Kaeidoscope" design, City staff would need to request a complete rendering from the artist or display the canvasses together to better visualize the final appearance. Following discussion, the City Council selected the "Duarte Cruzin" design by Taleen Janian.

Management Analyst Nuñez continued and presented Location 5, located at the north-west corner of Huntington Drive and Highland Avenue. Per questions made by City Council, he stated that this location contains two boxes. The City Council reviewed the proposed artwork and selected the "Looking Bright & a Fruitful Past" design by Britney Lin.

Management Analyst Nuñez continued with Location 6, located at the south-east corner of Huntington Drive and Las Lomas Road. The City discussed the proposed artwork and selected the "Paws on Route 66" design by Rianna Titular.

Returning to Location 2, in response to questions from the City Council, Management Analyst Nuñez confirmed that any of the previously non-selected designs could be considered for this location and noted that the selected artwork could be modified to appear brighter. Following the discussion, the City Council selected the "Tongva Tribe" design by Alexander Zakari.

Management Analyst Nuñez then transitioned to the meter pedestal locations and presented the proposed designs for Location 7, located at the 900 block of Huntington Drive. A discussion followed regarding the artwork options. The City Council selected "Sunday Drive" by Ricardo Cerezo. The City Council also suggested reserving the "Route and Roots: Duarte, CA" design for consideration at a later location.

Management Analyst Nuñez continued with Location 8, located at the North-west corner of Huntington

Drive and Brycedale Avenue. The City Council discussed the proposed artwork and suggested a minor modification to the design. Following discussion, the City Council selected the "LA Lovin" design by Jolyna Vicerra. City Manager Villalobos inquired whether the proposed modification would need to be brought back to the City Council if the artist declined the requested change. The City Council indicated that further review by the Council would not be necessary.

Management Analyst Nuñez continued with Location 9, located at 1551 Huntington Drive. During dialogue about the artwork options, he confirmed that the "Route and Roots: Duarte, CA" design remained available for consideration. Following discussion, the City Council selected the "Route and Roots: Duarte, CA" design by Omar Mejia.

Management Analyst Nuñez continued with Location 10, located at the 2400 block of Huntington Drive. Discussion ensued regarding the artwork options. Per questions asked from the City Council and City staff, Management Analyst Nuñez noted that this was the final meter pedestal location and confirmed that the "Seeds of Our Descendants" design remained available for consideration. Following discussion, the City Council decided to move forward and return to the location later in the meeting.

Transitioning to the median island irrigation control boxes, Management Analyst Nuñez continued with location 11, located at the 900 block of Huntington Drive and informed the City Council that the "Orange Grove" design was not eligible for selection. Discussion ensued regarding the proposed artwork. The City Council selected the "Desert Beauty" design by Jolyna Vicerra. Per questions asked by the City Council, Management Analyst Nuñez explained that QR codes would be added to each publicly accessible utility box and would direct users to the City of Duarte webpage.

Management Analyst Nuñez continued with Location 12, located at the 1500 block of Huntington Drive. Following discussion regarding the artwork selection, the City Council moved forward with the "Flora and Finch" design by Daisy Carlene Villaseñor. Management Analyst Nuñez noted that selecting this design would keep the project below the prevailing wage limit.

Management Analyst Nuñez continued with Location 13, located at the 1900 block of Huntington Drive. Dialogue continued with the selection of the proposed artwork. The City Council selected the "Dancing Marigolds" design by Sarah Soward. In response to a question from the City Council, Management Analyst Nuñez noted that QR codes would not be included on those irrigation control boxes due to safety concerns.

Management Analyst Nuñez continued with Location 14, located at the 2400 block of Huntington Drive. During discussion of the proposed artwork, he noted that the artist had submitted two finalized design options. The City Council selected "Living Together Along the Route — Version 2" by Kim Gaeta.

Management Analyst Nuñez then presented the proposed designs for Location 15, located at the 2700 block of Huntington Drive. In response to questions from by City Council, he confirmed the location and noted that the artist, Nick Hermida, is a Duarte resident. Following discussion, the City Council selected the "San Gabriel River Route 66" design by Nick Hermida.

Management Analyst Nuñez returned to Location 10 and noted that an additional reserved design remained available for consideration. Discussion ensued regarding the proposed artwork selection. In response to further questions asked by the City Council, Management Analyst Nuñez confirmed that the "Orange Grove" design was not eligible for consideration and noted that another design by Kim Gaeta had already been selected for a different location. The City Council selected "Living Together Along the Route — Version 1" by Kim Gaeta.

Management Analyst Nuñez reviewed the Fiscal Year 2025/26 budget allocation for the utility box art; reiterated the estimated implementation cost of \$22,000 for the remaining locations; and provided an overview of the total project costs and remaining balance within the Public Art account. The City Council expressed appreciation for the presentation. In response to additional questions, Management Analyst Nuñez confirmed that the QR codes would incorporate the Duarte logo; noted it would be designed to blend into the artwork and would be included in the locations that are accessible to the public; and noted that the artists would receive a stipend of \$400 and that installation costs for the median island irrigation control boxes were estimated at \$850 per box.

Moved by Councilmember Finlay, seconded by Councilmember Calderon, and carried by the following vote of the City Council to 1) select and approve recommended designs for each utility box location as part of the 2025 Call for Artists for the City's Utility Box Art Program, 2) authorize City staff to retain and implement non-selected finalist artwork submissions from the 2025 Call for Artists at remaining City-owned utility box locations, subject to artist consent, and 3) approve a budget amendment in the amount

of \$22,000 for implementation of the remaining utility box locations.

AYES: FINLAY, LEWIS, TRUONG, GARCIA, CALDERON, KANG, MARTIN DEL CAMPO  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

**A. Citywide Objective Design Standards for Multifamily and Mixed-Use Residential Development Projects**

City Attorney Phan requested that the City Council return to Business Item 17A regarding Resolution No. 26-17 and requested a motion for reconsideration due to edits that had been made to the resolution.

Moved by Councilmember Finlay, seconded by Councilmember Calderon, and carried by the following vote of the City Council to reconsider the item.

AYES: FINLAY, LEWIS, TRUONG, GARCIA, CALDERON, KANG, MARTIN DEL CAMPO  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

City Attorney Phan confirmed that the reconsideration could be conducted at that moment and noted that she will read the changes into the record. In continuation, City Attorney explained that the revisions to Resolution No. 26-17 consist of changing any references to a 'public hearing' to 'public meeting'.

Moved by Councilmember Finlay, seconded by Councilmember Lewis, and carried by the following vote of the City Council to conduct a public meeting and adopt Resolution No. 26-17 with the revised changes establishing Citywide Objective Design Standards for multifamily and mixed-use residential development projects as required by State law.

AYES: FINLAY, LEWIS, TRUONG, GARCIA, CALDERON, KANG, MARTIN DEL CAMPO  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

**18. ITEMS FROM CITY COUNCIL/HOUSING AUTHORITY/FINANCING AUTHORITY MEMBERS AND CITY MANAGER/EXECUTIVE DIRECTOR/REPORTS OF MEETINGS ATTENDED PER GOVERNMENT CODE SECTION 53232.3**

Public Safety Director Breceda reported that he attended the California Contract Cities Association (CCCA) Annual Municipal Seminar in Indian Wells.

Community Development Director Hensley reported that he attended the International Council of Shopping Centers (ICSC) Conference along with several Councilmembers.

City Manager Villalobos shared that he attended the North San Gabriel River Working Group meeting with Councilmember Garcia and noted ongoing efforts toward establishing a Joint Powers Authority (JPA) with the cities of Irwindale and Azusa, as well as pursuing a lease agreement with the U.S. Army Corps of Engineers; reported he attended the ICSC Conference with Community Development Director Hensley and Councilmembers Garcia and Truong; announced an anticipated mid-October opening for the Vallarta Supermarket; and highlighted the possibility of presenting an agreement with Sky Zone at the following Council meeting.

Councilmember Garcia shared that he attended the Turner & Stevens Memorial Day observance, hosted by the Allied Veterans Council, with Mayor Martin Del Campo; discussed Senate Bill 79; expressed appreciation for state representatives; and suggested informing residents that the measure is a state mandate and that the City has opposed it. Councilmember Finlay added that attorneys are exploring ways to address the legislation while emphasizing the continued need for housing. In addition, Councilmember Garcia shared that he attended the ICSC Conference; congratulated Councilmember Truong on his efforts; and thanked City Manager Villalobos and Community Development Director Hensley for coordinating meetings. Lastly, he noted that he attended the Falcon's California Interscholastic Federation (CIF) playoff game and congratulated the team on advancing to the second round; discussed the potential for a mural at the Bank of America and other businesses; announced that he attended the Senior Center Volunteer Recognition dinner and expressed his appreciation for everyone efforts; and congratulated his sister on her graduation.

Councilmember Calderon shared that he attended the Road to 2028 event hosted by Los Angeles County

in Pico Rivera; a Memorial Day event in El Monte; and expressed enthusiasm about the New York Knicks advancing to the finals.

Councilmember Finlay shared that she attended the CCCA Conference and announced their new president, John Erickson. She also shared she attended the Route 66 sign viewing in Claremont, the Mayor's Youth Update Summer Kickoff, and the Senior Volunteer Dinner. In response to her inquiry, Parks and Recreation Director Enriquez confirmed the number of staff at the Senior Center and noted the support of volunteers that assist with programming. Councilmember Finlay expressed her appreciation to the management and leadership over the program; shared that she attended the Neighborhood Watch Party and thanked those in attendance; and noted a decline in black fly activity in the area.

Councilmember Garcia noted that he also attended the CCCA Conference; expressed appreciation to previous CCCA President, Brenda Olmos, for her efforts; and congratulated John Erickson on his presidency. He also announced that Water Education for Latino Leaders (WELL) presented at the CCCA conference and noted that WELL would be covering the cost to their education seminar on water policy for interested attendees.

Councilmember Finlay requested that the meeting be adjourned in memory of E. Christopher Read and shared personal reflections.

Councilmember Lewis shared he attended the Duarte Unified School District Special Meeting and the Public Safety Commission Meeting; and expressed appreciation to Public Safety Director Brededa for the information provided.

Councilmember Truong shared that he attended the ICSC Conference; the San Gabriel Valley Council of Governments (SGVCOG) Governing Board meeting; emphasized the importance of reviewing one's ballot when voting; and announced that his son made it onto the championship team.

Councilmember Garcia recognized Jodi Shoemake and Dan Bacani from Lee & Associates, noting that their work as the Town Center broker has been extremely beneficial.

Councilmember Truong stated he, along with his fellow Councilmembers remain committed to meeting community needs and emphasized the importance of maintaining a strong presence within the City.

Mayor Pro Tem Kang thanked his colleagues for their advocacy of economic development; reported he attended the CCCA Conference; and announced that CSArt's is ranked the number one high school in California. He also shared that he attended the Duarte Youth Athletic Club's Closing Ceremony with Councilmember Calderon; and inquired about the status of the Evergreen lighting project.

Community Development Director Hensley responded that the security coverage for the electric access points installation is expected within the next few months. City Manager Villalobos added that adjustments had been made to the security cover design. In response to a question from Councilmember Garcia, City Manager Villalobos stated that the security covers are being fabricated by an experienced Public Works contractor and are designed to be tamper-proof.

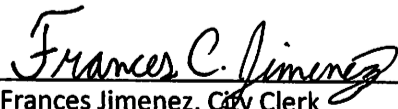
Mayor Pro Tem Kang added his attendance at the Women's Summit; shared that it was a successful event; highlighted the organization's growth over the years; and expressed appreciation to all the speakers.

Mayor Martin Del Campo shared that she attended the Senior Volunteer Dinner; the Royal Oaks HumanGood Memorial Day Service; the Live Oak Memorial Service hosted by the Allied Veterans Council; and a Community Education Council meeting. She expressed appreciation to everyone involved in the Women's Summit and the Live Oak Memorial Service; and conveyed her condolences to the Reed Family.

Councilmember Finlay shared a few words about Simon Wondergem.

## 19. ADJOURNMENT

At 9:33 p.m., the City Council adjourned the meeting in memory of Simon Wondergem and E. Christopher Reed.

  
\_\_\_\_\_  
Frances Jimenez, City Clerk

  
\_\_\_\_\_  
Tera Martin Del Campo, Mayor