

CITY OF LA VERNE DEVELOPMENT REVIEW COMMITTEE AGENDA

Eric Scherer, Chair
Cody Howing, City Engineer
Danny Wu, Public Works



City Hall
3660 "D" Street
La Verne, CA 91750
(909) 596-8706
www.laverneca.gov

Tuesday, April 7, 2026 – 9:00 a.m.
City Hall Council Chambers
3660 "D" Street, La Verne, CA 91750

Attendance and participation at the City of La Verne Development Review Committee meetings are welcomed and appreciated. Community engagement provides the Development Review Committee with valuable information. Regular Meetings are held on the 1st Tuesday of every month. In compliance with the American Disabilities Act, any person with a disability who requires a modification or accommodation in order to participate in a meeting should contact the City Clerk's Office at (909) 596-8726 at least 48 hours prior to the meeting.

The Council Chambers will be open to the public at 9:00 a.m. Materials related to an item on this agenda, submitted to the Development Review Committee after distribution of the agenda packet, are available for public inspection at the meeting or in the Community Development Department during normal business hours.

1. CALL TO ORDER

2. PUBLIC COMMENT

This is the time set aside for anyone wishing to address the Development Review Committee on items not listed in any other place on this agenda.

California Law does not allow the Development Review Committee to take action in response to your statements at this meeting. Your concerns may be referred to staff or set for hearing at a later date.

3. APPROVAL OF ACTION MINUTES – March 3, 2026

4. PROJECT REVIEWS PUBLIC HEARING

Note: Due to time constraints, discussion on these items will be limited to 30 minutes each.

PROJECT: A CONDITIONAL USE PERMIT TO OPERATE YOGA WELLNESS STUDIO

CASE NO.: 18-26CUP

ADDRESS: 2332 D STREET, SUITE D

Project Planner: Kaitlyn Cavan, Planning Intern

Environmental: Categorically exempt from the La Verne Environmental Guidelines, California Environmental Quality Act per CEQA Guidelines 15301 (Class 1) (a) and categorically exempt under La Verne Environmental Guidelines and CEQA Guidelines section 15061(b) (3) which is the commonsense exemption.

Action:

PROJECT: A CLASSIFICATION OF USE FOR METAL ENGRAVING INCLUDING ON FIREARMS AND FIREARM PARTS AS A HOME OCCUPATION

CASE NO.: 118-25CL

ADDRESS: 1733 1ST STREET

Project Planner: Kaitlyn Cavan, Planning Intern

Environmental: Categorically exempt from the California Environmental Quality Act per Section 15301 (Class 1) (e) and is exempt per Section 15031(b) (3).

Action:

PROJECT: A REVISED REQUEST BY THE YOUTH AND FAMILY ACTION COMMITTEE (YFAC) FOR PUBLIC ART ON A CITY-OWNED UTILITY BOX

CASE NO.: N/A

ADDRESS: D STREET AND BEARCAT WAY

Project Planner: JR Ranells, Assistant City Manager

Environmental: N/A


Action:

5. ADJOURNMENT

The next meeting of the Development Review Committee is scheduled to be held on May 5, 2026 at 9:00 a.m. at City Hall, 3660 "D" Street, La Verne, CA 91750.

Proof of Posting I declare under penalty of perjury that I am employed by the City of La Verne in the Community Development Department; and that I posted this agenda in the City Hall Council Chambers on March 26, 2026.

3/26/26
Date


Signature

CITY OF LA VERNE DEVELOPMENT REVIEW COMMITTEE ACTION MINUTES

Eric Scherer, Chair
Cody Howing, City Engineer
Danny Wu, Public Works



City Hall
3660 "D" Street
La Verne, CA 91750
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Tuesday, March 3, 2026 – 9:00 a.m.
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3660 "D" Street, La Verne, CA 91750

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The Council Chambers will be open to the public at 9:00 a.m. Materials related to an item on this agenda, submitted to the Development Review Committee after distribution of the agenda packet, are available for public inspection at the meeting or in the Community Development Department during normal business hours.

1. CALL TO ORDER

Mr. Scherer called the meeting to order at 9:01 a.m.

Voting members present: Eric Scherer, Cody Howing, and Danny Wu.

Others present: Planning Intern Kaitlyn Cavan

2. PUBLIC COMMENT

This is the time set aside for anyone wishing to address the Development Review Committee on items not listed in any other place on this agenda.

California Law does not allow the Development Review Committee to take action in response to your statements at this meeting. Your concerns may be referred to staff or set for hearing at a later date.

None

3. APPROVAL OF ACTION MINUTES – February 3, 2026

It was moved by Mr. Howing and seconded by Mr. Wu to approve the minutes of the February 3, 2026 meeting. Motion carried by a 3-0 vote.

4. PROJECT REVIEWS PUBLIC HEARING

Note: Due to time constraints, discussion on these items will be limited to 30 minutes each.

PROJECT: A REQUEST TO INSTALL A NEW 720-SQUARE FOOT STORAGE SHED AT FIRE STATION #2

CASE NO.: 6-26PPR

ADDRESS: 4785 WHEELER AVENUE

Project Planner: Kaitlyn Cavan, Planning Intern

Environmental: Exempt from the California Environmental Quality Act per Section 15303 (Class 3)

Action: It was moved by Mr. Wu and seconded by Mr. Howing to approve Case No. 6-26PPR. Motion carried by a 3-0 vote.

5. ADJOURNMENT

Mr. Scherer adjourned the meeting at 9:07 a.m. The next meeting of the Development Review Committee is scheduled to be held on April 7, 2026 at 9:00 a.m. at City Hall, 3660 "D" Street, La Verne, CA 91750.

Respectfully submitted,



Natalie Hiatt, Administrative Secretary

City of La Verne, Development Review Committee Agenda Report



DATE: April 7, 2026
TO: Development Review Committee
FROM: Kaitlyn Cavan, Planning Intern
SUBJECT: Case No. 18-26CUP – Conditional Use Permit to Operate Yoga Wellness Studio Located at 2332 D Street, Unit D.

SUMMARY

Sonia Shaeri has applied for a Conditional Use Permit to operate Sosha Yoga, a yoga wellness studio, located at 2332 D Street, Unit D. The proposed business is located within the Old Town La Verne Specific Plan zone which requires a Conditional Use Permit for the operation of privately owned recreational facilities including fitness clubs, gymnasiums, and other similarly related uses.

RECOMMENDATION

Staff recommends that the Development Review Committee recommend the approval of Case No. 18-26CUP to the Planning Commission based on this staff report and the findings and conditions of approval in draft Resolution No. 1355 (Attachment 1).

DISCUSSION

On February 25, 2026, Sonia Shaeri submitted an application for a Conditional Use Permit for Sosha Yoga, a yoga and wellness studio. The proposed studio will be located at 2332 D Street, Unit D, in the unit above KBJ Real Estate. The proposed yoga studio would be located within Old Town La Verne Specific Plan (“OTLVSP”) zone, which classifies privately owned recreational facility uses as a conditional use, therefore a Conditional Use Permit is required for approval. The space is currently vacant but was most recently occupied by Luna Healing Wellness Studio from December 2022 to September 2024. Luna Healing, at this location, did not include a yoga component in their allowed uses, therefore, a Conditional Use Permit is required for Sosha Yoga.

Ms. Shaeri is an advanced-level yoga educator who has been teaching professionally since 2004. Her goal is to transition from an employee at third-party studios to an independent operator in La Verne where she lives.

PROPOSED OPERATION

Sosha Yoga will operate on scheduled class times, where the duration of classes are approximately 75 minutes each. Foot traffic to and from the unit will be limited to class start and end times and the space will not be occupied continuously throughout the day. Lightweight props such as mats, blocks, straps, blankets, and chairs will be used as part

of the instruction of classes. There will be no heavy equipment, machinery, amplified music, food or beverage service, or retail activity included in the operation of the studio. Group classes will consist of anywhere from eight to fifteen participants and will be scheduled during off-peak hours one to two times per day, averaging about 10-12 per week. Semi-private therapeutic classes will have four to six participants and will be scheduled thrice weekly. One-on-one sessions will take place six to eight times per week. Workshops will be capped based on the format and occupancy limits. The proposed hours of operation are Monday/Wednesday 10:00AM to 6:00PM, Tuesday/Thursday 11:00AM to 7:00PM, Friday 8:00AM to 6:00PM, Saturday 9:00AM to 2:00PM, and Sunday 9:00AM to 1:00PM.

The unit is 916 square feet in size, which includes a small office and bathroom space (Attachment 3). No major improvements are planned for the space. Minor aesthetic and functional improvements will include adding shelving for student belongings, books, and decorations; installing supplemental lighting if needed and a fan for comfort; and ensuring the staircase is well-lit for safety reasons.

PARKING

The implemented OTLVSP employs a number of strategies to manage parking, including “park once,” shared parking, on-street parking, in-lieu parking fees, and alternative modes of transportation to help reduce parking demands. These strategies work to preserve as much valuable land as possible for business and activities as opposed to parking lots.

The proposed use would fall under the retail parking ratio as classified in the OTLVSP and is also within one-half mile of mass transit. Therefore, staff finds that the proposed operation of Soshu Yoga will not overinflate parking demands.

COMPATIBILITY WITH SURROUNDING USES

Private fitness studios and other similar land uses are located throughout La Verne. The proposed yoga studio is located above KBJ Real Estate, whose operation is not expected to be negatively affected by the proposed operation. The adjacent land uses are commercial in all directions. Based on the proposed operation of the studio, staff finds that the proposed use will be compatible with surrounding uses.

ENVIRONMENTAL ANALYSIS

This project is categorically exempt from the La Verne Environmental Guidelines and California Environmental Quality Act per CEQA Guidelines Section 15301 (Class 1) (a). The class 1 exemption is for existing facilities and subsection (a) speaks to the example of interior or exterior alterations involving such things as tenant improvements. The proposed project will be located in an existing building and only tenant improvements are required; there are no exterior improvements proposed as part of the project. The CEQA exemption is subject to the exceptions of CEQA Guidelines section 15300.2. None of the exceptions would apply as there are no successive projects of the same type in the same area that would create a cumulative impact; there are no

reasonable possibilities of a significant impact from the reuse of an existing building; the project will not have any impacts to scenic highways as it does not involve any new construction; the site is not a hazardous waste site; and the project does not involve any historical resource.

Additionally, the project would be categorically exempt under La Verne Environmental Guidelines and CEQA Guidelines section 15061(b)(3) which is the commonsense exemption that is applicable where it can be seen with certainty that the project will not have a significant effect on the environment. This commonsense exemption applies because there is no physical change to the building.

No further environmental review is required at this time.

ATTACHMENTS

1. Draft Resolution No. 1355
2. Narrative
3. Floor Plan
4. Photos
5. Standard Conditions of Approval

RESOLUTION NO. 1355**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA VERNE, CALIFORNIA, APPROVING CASE NO. 18-26CUP TO ALLOW THE OPERATION OF A YOGA STUDIO AT 2332 D STREET, UNIT D AND AFFIRMING A CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

WHEREAS, Section 9.3 and Figure 9.3 of the Old Town La Verne Specific Plan requires a Conditional Use Permit for private recreational facilities/uses;

WHEREAS, on February 25, 2026, Sonia Shaeri submitted an application for a Conditional Use Permit to allow the operation of Sosha Yoga, a yoga wellness studio, at 2332 D Street, Unit D in the Old Town Square Building within the Old Town La Verne Specific Plan; and

WHEREAS, Section 18.108.010 through 18.108.180 of the La Verne Municipal Code authorizes the Planning Commission to consider such requests subject to certain findings; and

WHEREAS, a notice of public hearing for April 8, 2026 was published in the Inland Valley Daily Bulletin on March 27, 2026 and notices were mailed on March 24, 2026 to property owners within 300 feet of the property; and

WHEREAS, on April 7, 2026, the Development Review Committee heard and recommended approval of the application to the Planning Commission; and

WHEREAS, on April 8, 2026, the Planning Commission held the public hearing at which time it took into account all evidence presented, both written and oral;

WHEREAS, the project is categorically exempt from the per Section 15301 (Class 1 Existing Facilities) of the California Environmental Quality Act (CEQA); therefore no additional environmental review is required; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of La Verne:

Section 1. **Findings.** The Planning Commission HEREBY FINDS and DETERMINES that the proposed Conditional Use Permit satisfies the findings of Section 18.108.030 of the La Verne Municipal Code in that:

- 1. The proposed use and development are each consistent with the General Plan and the applicable land use zone.*

FACT: The property has a General Plan designation of Specific Plan Mixed Use and is located within the Old Town La Verne Specific Plan zone which

conditionally permits private recreational facilities/uses. Therefore, the proposed yoga studio is consistent with the General Plan as well as the land use zone.

- 2. The site for the proposed use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the proposed use and development in a manner compatible with existing and proposed surrounding land uses.*

FACT: The proposed Conditional Use Permit involves the operation of a yoga studio, classified as a private recreational facility, within an existing commercial building. With the minor proposed changes to the interior of the suite, (the addition of shelving, lighting and a fan) the site is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the proposed use. The proposal is compatible with existing and surrounding land uses.

- 3. The development site has adequate access to those utilities and other services required for the proposed use.*

FACT: All required utilities and services necessary for the proposed use presently exist on the property. No new utilities and services will be required.

- 4. The proposed use will be arranged, designed, constructed, operated, and maintained so as to be compatible with the character of the area as intended by the General Plan.*

FACT: The proposed Conditional Use Permit will allow the operation of a yoga studio within an existing building, with minimal physical changes being made inside. The proposed studio will be arranged, designed, constructed, operated, and maintained in a way compatible with the character of the area as intended by the General Plan and Old Town La Verne Specific Plan.

- 5. Potential adverse effects upon the surrounding properties will be minimized to the extent practical and any remaining adverse effects are justified by the benefits conferred upon the neighborhood or community as a whole.*

FACT: No heavy equipment, machinery, or amplified music are included in the operation of the studio, therefore potential adverse effects on surrounding properties or building tenants are minimized to the extent practical. The conditions of approval work to ensure that the use remains compatible with the surrounding uses and is consistent with the La Verne Municipal Code (LVMC) requirements, including the multiple chapters of the LVMC that govern noise impacts. The benefit of having a yoga studio in the City will justify any remaining adverse effects from noise created by the proposed use.

Section 2. **Approval.** In accordance with the provisions of the La Verne Municipal Code, the Planning Commission HEREBY APPROVES Resolution No. 1355 and the accompanying environmental determination subject to the following conditions of approval:

1. The hours of operation of the business shall be allowed between the hours of 6:00 a.m. and 12:00 a.m., Monday through Sunday.
2. The Community Development Department and the Police Department may review the application at any time for compliance with all conditions of approval.
3. The applicant shall be responsible for ensuring noise does not become a nuisance to surrounding businesses and residences.
4. If the City receives noise complaints, the Community Development Director shall be authorized to require additional noise reduction measures if the noise impacts are found to be unreasonable and in violation of the LVMC. Failure to correct any noise violations upon notice by the City of La Verne may result in a revocation of the Conditional Use Permit.
5. The applicant shall maintain a current business license with the City of La Verne.
6. Any loitering, illegal activity or other nuisances shall be reported immediately to the La Verne Police Department.
7. All necessary building permits and inspections shall be secured prior to approval of occupancy.
8. Should parking issues arise as a result of this business, and the issue is not immediately addressed by the applicant or subsequent owners, this permit may be presented to the Planning Commission in a revocation hearing that may modify the conditions of approval to better address the issue or potentially deny the permit altogether.
9. The applicant shall be responsible to correct any nuisance impacts. Failure to correct any nuisance upon notice by the City of La Verne shall be cause for revocation of this permit.
10. To the fullest extent permitted by law, the applicant shall indemnify, defend, and hold harmless the City of La Verne, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements, and court costs) of

every kind and whatsoever which may arise from or in any manner related (directly or indirectly) to the City's approval of this project including, but not limited to, the approval of all applications associated with this project; and/or the City's related California Environmental Quality Act determinations such as the certification of the environmental decision, the adoption of a Mitigation Monitoring Program (if one was adopted), and/or statement of overriding considerations (if adopted) for this project. This indemnification shall include, but not be limited to, damages awarded against the City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of the City's costs, attorneys' fees, and damages which the City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

11. Violation of any of the conditions of approval shall be grounds for revocation of this permit.
12. This permit shall be conditional upon the privileges being utilized within one year after the effective date of approval. Discontinuance of the approved uses for six consecutive months or more shall constitute an abandonment of the permit.
13. An affidavit accepting the standard list of conditions and the conditions above shall be signed by the applicant and be returned to the Community Development Department.

Section 3. **Environmental Determination.** The Planning Commission HEREBY AFFIRMS and DETERMINES that Case No. 18-26CUP, an application for the operation of Sosha Yoga, a yoga wellness studio within the Old Town La Verne Specific Plan area is categorically exempt from the California Environmental Quality Act per CEQA Guidelines Section 15301 (Class 1) (a). The class 1 exemption is for existing facilities and subsection (a) speaks to the example of interior or exterior alterations involving such things as tenant improvements. The proposed project will be located in an existing building and only tenant improvements are required; there are no exterior improvements proposed as part of the project. The CEQA exemption is subject to the exceptions of CEQA Guidelines section 15300.2. None of the exceptions would apply as there are no successive projects of the same type in the same area that would create a cumulative impact; there are no reasonable possibilities of a significant impact from the reuse of an existing building; the project will not have any impacts to scenic highways as it does not involve any new construction; the site is not a hazardous waste site; and the project does not involve any historical resource. Additionally, the project would be categorically exempt under La Verne Environmental Guidelines and CEQA Guidelines section 15061(b)(3) which is the commonsense exemption that is applicable where it can be seen with certainty that the project will not have a significant effect on the environment. This

commonsense exemption applies because there is no physical change to the building. No further environmental review is required at this time.

Section 4. **Signature.** The Chairperson shall sign, and the secretary shall attest to the approval of Resolution No. 1355.

APPROVED AND ADOPTED this 8TH day of April 2026, by the Planning Commission at La Verne, California.

Chairperson, Planning Commission

ATTEST:

Secretary, Planning Commission

DRAFT

CERTIFICATION

I hereby certify that the foregoing **Resolution No. 1355** was duly and regularly adopted by the Planning Commission of the City of La Verne at a meeting thereof held on the **8th day of April, 2026**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Natalie Hiatt, Administrative Secretary

DRAFT

Dear Kaitlyn,

Thank you so much for your help earlier today. Here is a brief operational narrative for my proposed yoga studio (2332 D street - home to a previous yoga/wellness space)

Sosha Yoga is a small instructional yoga and wellness studio proposing to offer scheduled group classes, semi-private therapeutic instruction, and educational workshops. The business operates on a class schedule and is not appointment-based retail or open-access fitness.

The proposed business is owned and operated by Sonia Shaeri, a certified Iyengar Yoga teacher and Yoga Alliance 500-hour educator who has been teaching yoga professionally since 2004 throughout Los Angeles and Orange County. For the past three years, she has taught extensively in the Claremont area. She is currently an employee/instructor at an established studio in Claremont and is seeking to offer instructional services in La Verne, where she resides, as a separate, independently operated yoga instruction business subject to City approval and licensing.

Previous operating history includes scheduled group classes, private instruction, semi-private therapeutic series, and short-term workshops and educational programs, all conducted through established studios and programs. The proposed La Verne operation represents a transition from teaching as an employee within third-party studios to operating an independent instructional space.

Proposed hours of operation are:

Monday–Wednesday: 10:00 AM – 6:00 PM

Tuesday–Thursday: 11:00 AM – 7:00 PM

Friday: 8:00 AM – 6:00 PM

Saturday: 9:00 AM – 2:00 PM

Sunday: 9:00 AM – 1:00 PM

The space will be used primarily during scheduled class times and is not occupied continuously throughout the day. Classes are approximately 75 minutes in length, with short transition periods between sessions.

The business is expected to be owner-operated with no full-time employees. Independent contractor instructors may be engaged for specialty classes or workshops as needed. Staffing on

site during classes is limited, typically one instructor present during class times. Registration and payment are handled electronically.

Class sizes are capped. General group classes are limited to approximately 8 to 15 participants. Semi-private therapeutic classes are limited to approximately 4 to 6 participants. Workshop attendance will be capped based on format and posted occupancy limits.

The premises will be used exclusively for yoga instruction and related wellness education. Activities include mat-based yoga practice and the use of lightweight props such as mats, blocks, straps, blankets, and chairs. There is no amplified music, no heavy exercise equipment or machinery, no food or beverage service, and no retail activity.

Operations are quiet and low-impact by nature. No amplified sound is used. Foot traffic is limited to class start and end times.

Insurance coverage will be maintained prior to commencement of operations. Fire Department occupancy requirements will be observed and posted. All applicable health, safety, and building codes will be met. No structural changes are proposed beyond minor tenant improvements, if applicable and permitted.

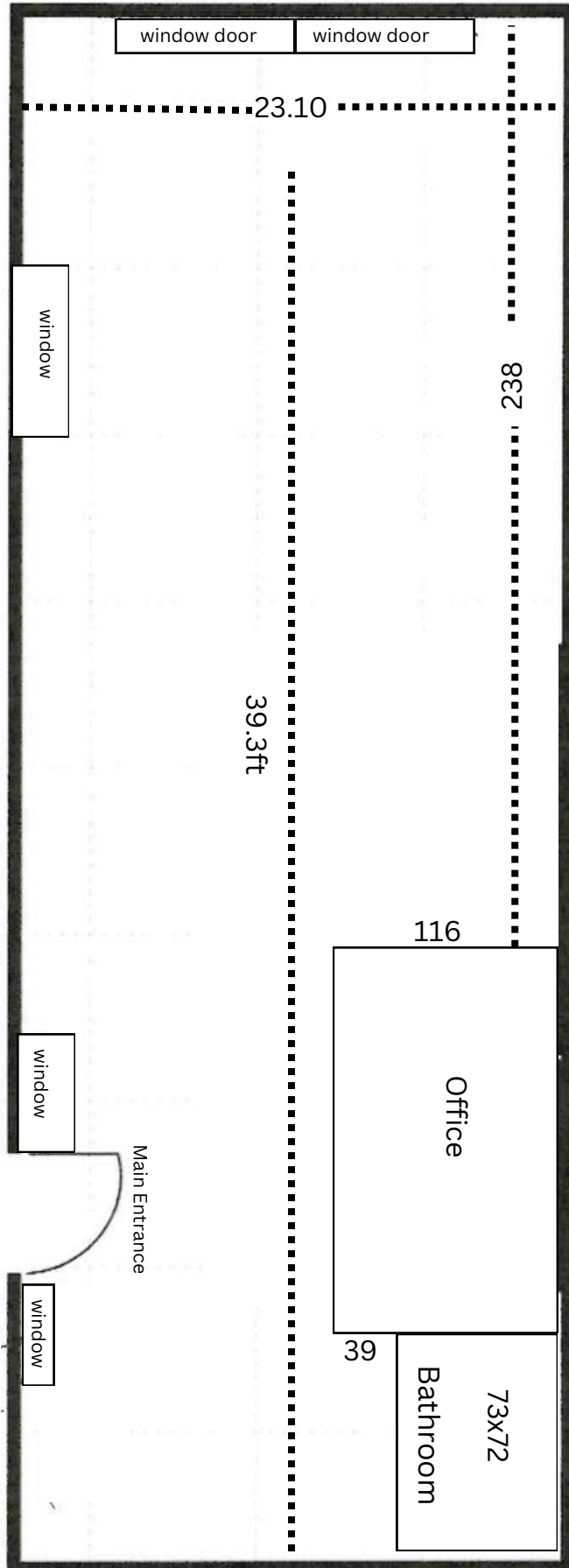
Sosha Yoga is intended to be a low-impact instructional use compatible with office or light commercial environments, with limited noise and limited traffic.

Please let me know if any additional information is needed.

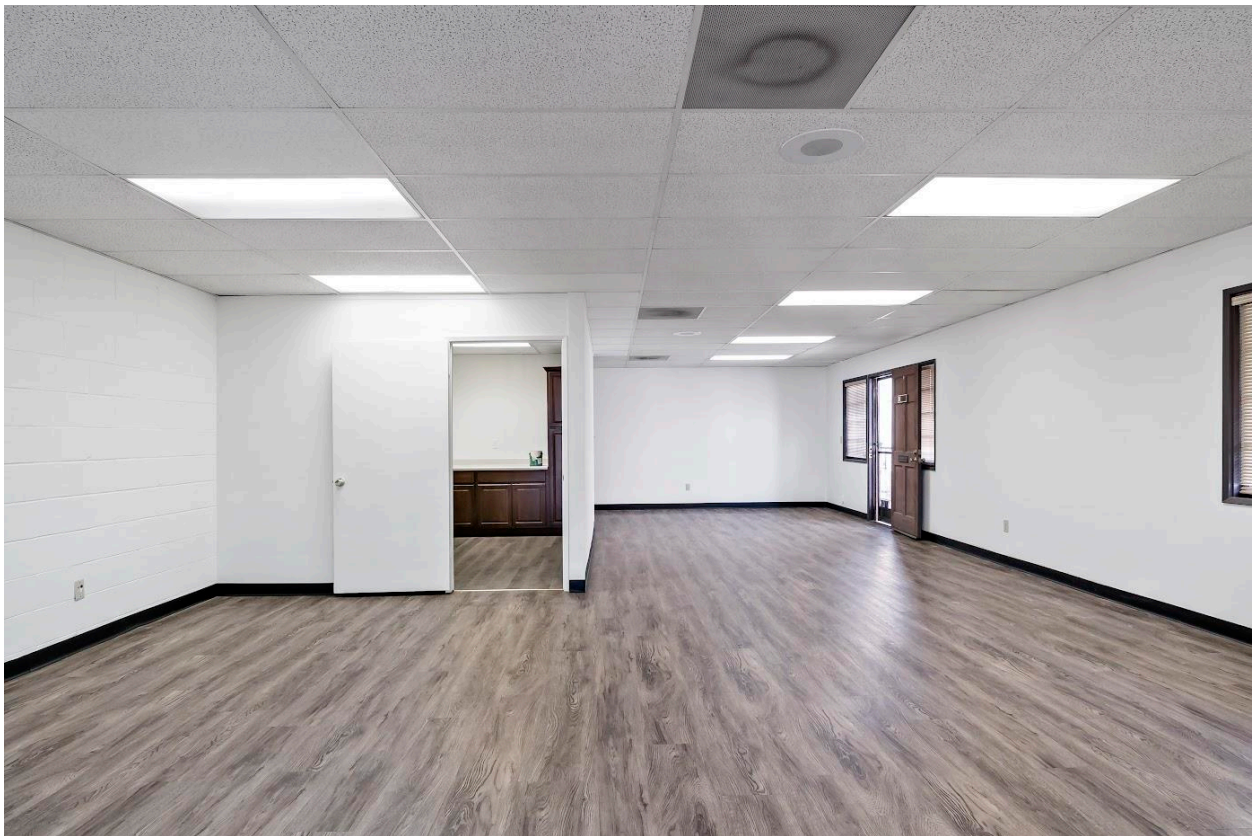
Best regards,

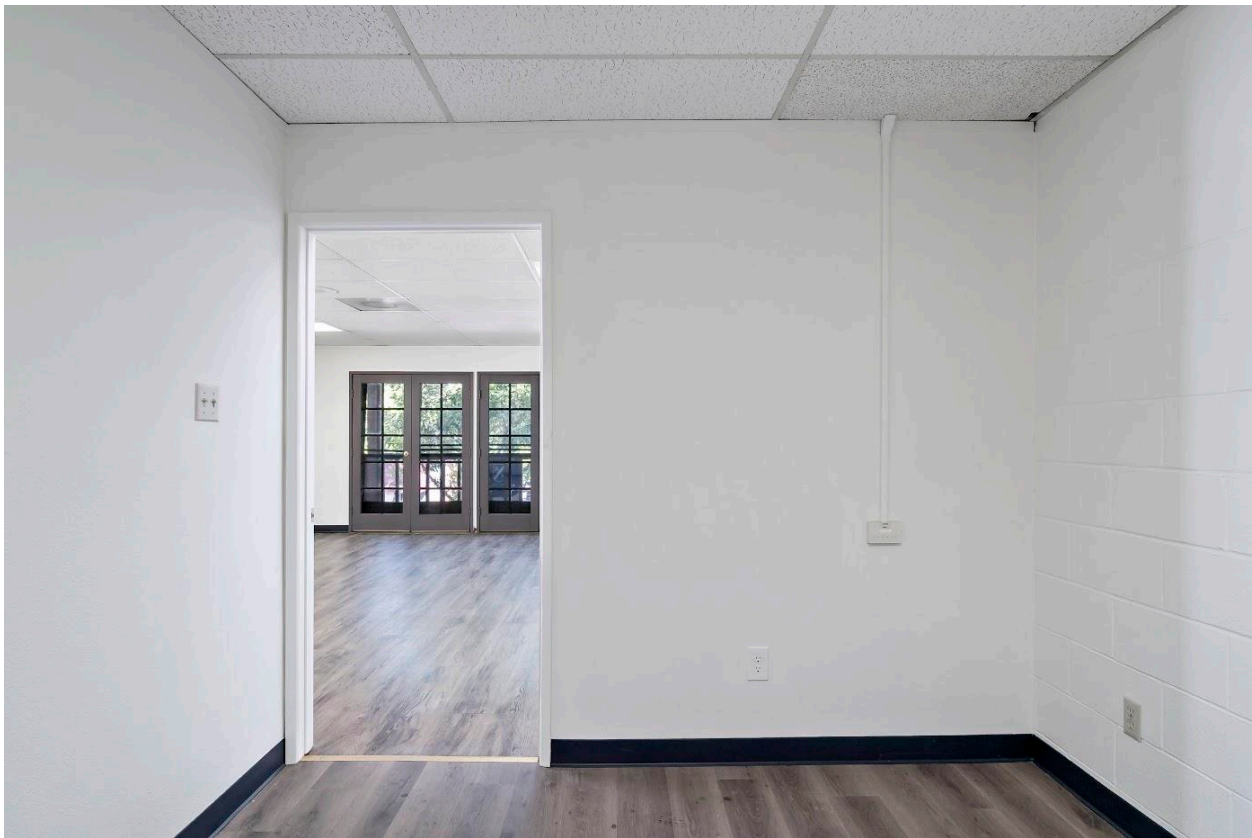
Sonia Sheri

2332 D St Ste D



910 SP











City of La Verne
Community Development Department

STANDARD CONDITIONS OF APPROVAL

Date: April 8, 2026

Project Name: Sosha Yoga CUP

Case No.: 18-26CUP

Project Address: 2332 D Street, Unit D

DPN: PL1475

Applicant: Sonia Shaeri

All projects approved by the City of La Verne shall meet the standard conditions checked by each department unless specifically exempted by the City. The standard conditions must be complied with prior to the issuance of any occupancy permits. Call the appropriate department listed below, if you have any questions concerning specific conditions on this list.

Applicant shall comply with all conditions of approval for:

Tract Number:

Parcel Map Number:

Resolution Number: 1355

Environmental Determination: Cat Ex

Required Planning Department Conditions (909-596-8706)

- NOTICE: - This project is located within a community that has a Home Owner's Association (HOA). The covenants, conditions and restrictions of the community may require that you secure approval from the association before proceeding. The City assumes no liability for any failure to contact your association.
- NOTICE – This project is located within the Hillside Development Overlay Zone (HDOZ). The project is subject to all conditions of the HDOZ as outline in the La Verne Municipal Code (LVMC 18.68).
- Prior to issuance of building permits, all revisions must be resubmitted for review and approval.
- Building permits will not be issued in connection with any project until such time as all plan check fees, and all other applicable fees, are paid in full.
- The project approval does not relieve the applicant from compliance with other Federal, State, and City requirements.

Required Planning Department Conditions (continued)

- To the fullest extent permitted by law, the applicant shall indemnify, defend, and hold harmless the City of La Verne, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of this project including, but not limited to, the approval of all applications associated with this project; and/or the City's related California Environmental Quality Act determinations such as the certification of the environmental decision, the adoption of a Mitigation Monitoring Program (if one was adopted), and/or statement of overriding considerations (if adopted) for this project. This indemnification shall include, but not be limited to, damages awarded against the City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which the City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.
- The project approval expires one year from the effective date of approval (LVMC 18.16.130).
- All construction and development shall conform to the approved plans on file with the Community Development Department.
- The project approval shall not take effect for any purpose until the applicant has filed with the City of La Verne an affidavit stating that he/she is aware of and accepts all of the conditions set forth in the letter of approval, any associated resolutions, and this list of standard conditions.
- NO OCCUPANCY will be granted until ALL IMPROVEMENTS required by this approval have been completed, inspected and approved by the appropriate department.
- Prior to issuance of building permits, all school fees shall be paid. The applicant shall provide the City with written verification of compliance from the Bonita Unified School District.
- Prior to issuance of building permits, all fees payable under State Law shall be paid (including park, water, sewer, fire facility, and other related fees.) To secure a precise accounting of these fees, contact the Finance Department at (909) 596-8716.
- The applicant shall comply with the City of La Verne business license ordinance and cooperate with the City to obtain compliance by contractors and subcontractors, etc. (L.V.M.C. 5.08.020).
- The applicant shall comply with the City of La Verne burglar alarm permit ordinance. If burglar alarms are to be installed, no building permit shall be issued until all required fees are paid. For more information, contact the Police Department at (909) 596-1913.
- All new residential units shall include a recirculating hot water system.

Required Planning Department Conditions (continued)

- All new low-rise residential buildings (single-family or multi-family buildings with three (3) habitable stories or less, including detached Accessory Dwelling Units) shall have a photovoltaic (PV) system meeting the minimum qualification requirements specified by the California Energy Commission's Building Energy Efficiency Standards.
- Architectural treatment and landscaping of grouped mailboxes shall be reviewed and approved by both the U.S. Postal Service and the La Verne Community Development Department.
- Design and placement of all exterior light fixtures shall be reviewed and approved by the Community Development Department.
- Architectural details of doors and window mullions shall be reviewed and approved by the Community Development Department.
- Exterior architectural colors and finishes shall match those of the existing structures to the satisfaction of the Community Development Department.
- The applicant shall provide for installation of cable television conduits and facilities to the satisfaction of the assistant city manager or designee.
- Every applicant for a permit of any type of ground sign shall file with the Community Development Department, before the permit is granted, a cash deposit in the sum of \$750. The deposit is to ensure the faithful performance by the applicant of the provisions of the sign ordinance, and of all laws and ordinances relating to signs and sign structure. The deposit will be refunded upon satisfactory completion of all conditions of approval.
- Prior to issuance of building permits, the Community Development Department shall review and approve all Southern California Edison underground utility transformer locations for compatibility with the site design. All portions of the transformers that are above ground shall be adequately screened with landscaping and/or screen walls. Landscaping shall be reviewed and approved by the City Landscape Architectural Consultant and the Community Development Department.
- Copies of all recorded tract maps shall be sent to Bonita Unified School District, 115 W. Allen Avenue, San Dimas, CA 91773, Attn: Asst. Superintendent.
- All roof top appurtenances and equipment shall be adequately screened from view to the satisfaction of the Community Development Department.
- All trash enclosure locations and designs shall be approved by the City's franchise waste hauler and the Community Development Department prior to the issuance of building permits.
- All ground level mechanical/utility equipment (including meters, backflow protection devices, fire valves and other equipment) shall be screened by screening walls and/or landscaping to the satisfaction of the Community Development Department.

Required Planning Department Conditions (continued)

- No structure may be built within a designated fuel modification easement or area. Please contact the Community Development Department or the Fire Department regarding fuel modification requirements in your area.
- No fences or walls may be built without first securing a permit from the Community Development Department.
- Applicant is advised that this application may be subject to the Americans with Disabilities Act (ADA). ADA requires that public and private facilities be designed to provide reasonable accommodation for the needs of disabled persons. For more information, consult your architect or attorney.
- Transportation demand management and trip reduction measures, required for compliance with air quality and congestion management regulations, shall be approved by the Community Development Department and implemented prior to final occupancy (L.V.M.C. 18.24).
- (For properties in Lordsburg involving new construction): Payment not to exceed \$_____ shall be made to the City for provision of benches, trash receptacles, or bicycle racks meeting the standards of the Lordsburg Specific Plan and/or the City's congestion management ordinance.
- Applicant shall provide a bus bench , trash receptacle , or bicycle racks in accordance with the following manufacturer and specification:

Required Public Works Department Conditions (909 596-8741)

- Applicant shall obtain a public works permit for all work in or adjacent to the public right-of-way.
- Applicant shall install and complete all necessary public improvements, including but not limited to streets, curbs, gutters, sidewalks, handicap ramps, and storm drains, along the entire street frontage of the development site as required by the Public Works Director.
- Applicant shall abide by all National Pollution Discharge Elimination System (NPDES) requirements including the installation of erosion control and slope stabilization measures necessary to prevent siltation and other debris from being carried offsite and eventually entering the storm drain system, and in conformance with the applicable provisions of the Construction General Permit.
- Applicant shall comply with all requirements of the Low Impact Development (LID) Ordinance (Section 13.60 of the La Verne Municipal Code) and the current Municipal Separate Storm Sewer System (MS4) Permit to the satisfaction of the City Engineer and Public Works Department.

Required Public Works Department Conditions (continued)

- Applicant shall be required to provide painted curb numbers to the specifications of the Public Works Director and “STOP” signs painted on the pavement at exists and intersections.
- All utilities shall be placed underground including facilities and wires for the supply and distribution of electrical energy, telephone, etc.
- Easements for the following underground utilities shall be provided: Water ; Sewer ; Storm Drains . Other as specified:
- Submit street improvement plans showing proposed construction of: Curbs ; Gutters ; Storm drains ; Sidewalks . These plans shall be subject to approval by the City Engineer.
- Water service facilities shall be installed to the satisfaction of the City Engineer.
- A separate water service line from the water meter to the residence will be required on all new or renovated residences for a fire sprinkler system. For more information see Public Works Standard Drawing W-1.
- Backflow prevention devices shall be installed to the satisfaction of the Public Works Director.
- All commercial projects shall install backflow prevention devices to the satisfaction of the Public Works Director.
- Water service during construction shall be available after the installation of the water facilities is complete, applicable water fees and meter charges have been paid, and application for service has been made.
- An advance payment for temporary water service is required during the construction period. Upon landscape development and or approval of final building occupancy, temporary water service shall be discontinued unless specific arrangements have been made to the satisfaction of the Public Works Director to continue temporary water service to a later date.
- No finals will be given until all as-built site improvements plans have been submitted to the Public Works Department.
- The property shall be annexed to the Los Angeles County Sanitation District.
- Sanitary sewer facilities shall be installed to the satisfaction of the City Engineer and Public Works Director.
- Back water valves on sewer connections shall be installed to the satisfaction of the Public Works Director.
- The applicant shall provide the City with a Backflow Device Test Form, filled out by a certified licensed tester before any final permits are released.

Required Public Works Department Conditions (continued)

- The applicant is required to utilize Waste Management for all refuse and debris handling as the City of La Verne has an exclusive franchise agreement with the company. Please contact Waste Management at (909) 599-1274.

Required Fire Department Conditions (909-596-5991)

- The required on-site minimum fire flow shall be installed and made available to the satisfaction of the Fire Chief, Public Works Director and City Engineer prior to the construction involving combustible materials.
- Provide fire sprinkler; system hook-ups and post indicator/OS & Y valves approved by the Fire Department.
- A set of construction drawings approved by the Building Department must be on file with the Fire Department prior to issuance of any building permits.
- Water mains and hydrants shall be installed and be operational prior to and during the time of construction involving combustible materials (2013 California Fire Code).
- Fire apparatus access roads shall be provided and serviceable prior to and during the time of construction involving combustible materials. The access roads shall be constructed to support the imposed loads of fire apparatus, with all-weather driving surfaces, with a minimum width of 20 feet, with a minimum vertical clearance of 13 feet 6 inches, and with turnarounds for apparatus on dead-end access roads in excess of 150 feet (2013 California Fire Code).
- Unless approved otherwise by the fire chief, all combustible plant material must be cleared 100 feet from a new structure.
- A permit must be obtained from the Fire Department for temporary storage of lumber used to construct 6 or more houses. The permit will be issued on the basis of good access for fire fighting purposes, availability of water and distances to structures or fire hazards.
- All new construction, commercial or residential, shall have an approved automatic fire sprinkler system installed throughout the structure. This system shall be installed according to appropriate NFPA code and the La Verne sprinkler ordinance.
- A set of sprinkler plans and hydraulic calculations shall be submitted for approval to the Fire Department prior to the start of installation.

Required Landscape Conditions

- Final landscape and irrigation plans shall be reviewed and approved by the City's landscape architect prior to issuance of building permits.

Required Landscape Conditions (continued)

- Final tree preservation plans shall be reviewed and approved by the City's landscape architect prior to issuance of building permits.
- The area under the drip line of all existing trees, which are to be saved as determined by the City's landscape architect, shall be fenced 5' beyond the drip line during construction. Grading operations shall be restricted under them to prevent soil compaction around the trees and to protect them from damage.
- No trees shall be removed other than those shown on the approved plans. No trees may be removed until a building or grading permit has been issued.
- A permanent maintenance program of all landscaping shall be provided insuring regular irrigation, fertilization and weed abatement.
- All existing and/or proposed landscaping shall be maintained in an acceptable manner during construction and after the project is completed, and is subject to periodic review by the Community Development Department for compliance.
- Approved street trees shall be planted in the front setback area of every lot, to the specification of the parks manager (909-596-8705).
- Landscape materials and irrigation systems are to be inspected by a city representative prior to final release of utilities.

City of La Verne, Development Review Committee Agenda Report



DATE: April 7, 2026

TO: Development Review Committee

FROM: Kaitlyn Cavan, Planning Intern

SUBJECT: Case No. 118-25CL – A Classification of Use for Metal Laser Engraving Including on Firearms and Firearm Parts to Operate as a Home Occupation – 1733 First Street.

SUMMARY

The applicant, Francisco Vargas, owner of I.E. Laser Engraver LLC, is requesting a Classification of Use determination to allow a metal laser engraving business to operate as a home occupation at the property located at 1733 First Street. The business includes engraving firearms and firearm parts. Mr. Vargas has been operating the engraving business since April 2024 and began engraving firearms in January 2025 after obtaining a Federal Firearms License (FFL). This type of use is not specifically listed in the La Verne Municipal Code. In such cases, the Development Review Committee (DRC) is responsible for determining whether the proposed use is substantially similar to any use identified in La Verne Municipal Code Section 18.96.080

RECOMMENDATION

Staff recommends that the Development Review Committee review the permitted and prohibited uses identified in La Verne Municipal Code Section 18.96.080 and evaluate whether the proposed metal laser engraving business, including the engraving of firearms and firearm parts, is substantially similar to any listed use classification. Based on this review, the Development Review Committee may:

- Determine that the proposed use is substantially similar to an existing permitted use and approve the Classification of Use accordingly; or
- Determine that the proposed use is substantially similar to a prohibited use and deny the request; or
- Determine that the proposed use is not sufficiently similar to any existing use classification within the Municipal Code.

If the Development Review Committee finds that the proposed use is not adequately addressed by the existing code, staff recommends that the applicant be directed to pursue a Municipal Code amendment to establish a specific use classification for this type of operation. A code amendment would require review and approval by the City Council.

BACKGROUND

The applicant, Francisco Vargas, owner of I.E. Laser Engraver LLC, is requesting a Classification of Use to allow for his metal laser engraving business, which includes engraving firearms and firearm parts, to operate as a home occupation at the property located at 1733 First Street. Mr. Vargas has been operating this business since April 2024 and began engraving guns in January 2025 with a Federal Firearm License. This type of use is not specifically listed in the municipal code. When that is the case, the Development Review Committee shall determine whether the proposed use is similar to any use listed in La Verne's Municipal Code section 18.96.080. Within that code section, the general criteria (Attachment 2), and additional criteria for specific uses (Attachment 3) for home occupation permits are specified.

Proposal

As described in the applicant's business narrative (Attachment 1), the proposed operation includes clients bringing items directly to the residence for engraving. The most common items are firearms and firearm parts, although the applicant also engraves other small metal items.

Upon receipt of a firearm, the applicant logs it into a Firearms Acquisition and Disposition Record Book, as required by the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF). Firearms are stored in a secured safe with 24-hour audio and video surveillance, in addition to a monitored alarm system consistent with Department of Justice requirements.

The engraving process involves the use of an IQC3D laser engraving machine (approx. 23.6 x 21.2 x 11.2 inches), along with a laptop to operate design software and a vacuum system to collect metal particulates. Firearms may be disassembled and reassembled as part of the engraving process.

All work in this process is done by Mr. Vargas alone in one room; no additional employees are employed. Completed items are returned to clients through in-person pickup at the residence.

Analysis

Pursuant to La Verne Municipal Code Section 18.96.080, thirteen (13) uses are identified as permitted home occupations. The proposed metal laser engraving business, which includes engraving firearms and firearm parts, is not specifically listed. Therefore, staff evaluated the listed uses and identified the following three (3) classifications as the most similar for the Development Review Committee's consideration:

1. Barber and Beauty Services

If classified under this category, the following conditions would apply:

- The use shall be limited to eight clients per day.
- There shall be no appointments prior to 8:00 a.m. or after 8:00 p.m.

- The applicant shall be licensed by state and county agencies that regulate the profession.

This classification may be considered appropriate due to its allowance for in-person client visits at a controlled intensity. Similar to barber and beauty services, the proposed use involves customers coming to the residence for a service and retrieving a finished product, with the potential for manageable impacts related to traffic and neighborhood activity.

2. Office Use (Such as Accounting, Computer Operations, Consulting, Design Services, Typing, and Similar Services)

If classified under this category, the following conditions would apply:

- No clients shall visit the premises.
- The applicant shall be licensed by state and county agencies that regulate the applicable professions.

This classification may be considered appropriate if the Committee determines the use is primarily administrative or design-oriented in nature, particularly given the reliance on computer software and equipment. However, the prohibition on client visits may limit its applicability, as the applicant has proposed in-person drop-off and pickup. The applicant has indicated that if on-site client visits are not permitted, the business could operate through mail delivery and return of items in order to comply with this requirement.

3. Gun Sales and Gun Repair

If classified under this category, the following conditions would apply:

- The applicant shall comply with all requirements of the Federal Firearms License (FFL).
- Repairs shall be limited to the garage area and shall not replace required parking.
- Hours of operation shall be limited to 8:00 a.m. to 8:00 p.m.
- The applicant shall comply with all applicable state and county regulations in addition to federal regulations.
- The applicant shall meet all requirements of the City of La Verne Police Department and Fire Department.

This classification may be considered appropriate due to the direct handling, modification, and regulatory oversight of firearms involved in the proposed use. While engraving is distinct from repair, both involve working on firearm components and are subject to similar federal, state, and local regulations.

The Development Review Committee has the discretion to determine which classification is most appropriate based on the operational characteristics of the proposed use, including the nature of the work, level of customer interaction, and regulatory framework.

In addition, pursuant to La Verne Municipal Code Section 18.96.090 (Attachment 4), six (6) uses are explicitly prohibited as home occupations due to their potential to adversely affect the integrity and character of residential neighborhoods. These prohibited uses include:

1. Automobile repair, body or mechanical; upholstery or painting; automobile restoration;
2. Major household appliance repair;
3. High intensity arc and oxyacetylene welding;
4. Fortune telling;
5. Service/repair/manufacture of motorized vehicles;
6. Carpentry fabrication; cabinet manufacture where the equipment used is of the size and power not generally accepted for home owner use but of commercial or industrial caliber.

Based on the above, the proposed use does not clearly align with a single listed classification and requires the Development Review Committee to evaluate whether it is substantially similar to a permitted use, more closely resembles a prohibited use, or is not adequately addressed within the existing code framework, as outlined in the Recommendation section above.

Public Notice

According to the Municipal Code Section 18.96.085 a public hearing notice is required 10 days prior to the Development Review Committee classification of use hearing, therefore a notice of public hearing was published in the Inland Valley Daily Bulletin on March 27, 2026. Staff have not received any inquiries about the proposal and there have been no concerns raised by other City departments.

ENVIRONMENTAL ANALYSIS

This project is categorically exempt from the California Environmental Quality Act per Section 15301 (Class 1) (e) and is exempt per Section 15061(b) (3). No further environmental review is required at this time.

ATTACHMENTS

1. Business Narrative
2. Home Occupation – Criteria Generally
3. Home Occupation – Criteria for Specific Uses
4. Home Occupation – Prohibited Uses

Business operations narrative for laser engraving on firearms

The client will bring the gun or what ever they want engraved to me personally. I have to log it into my Firearms Acquisition and Disposition A&D Gun ATF Record Book as required by the ATF. I then take the firearm apart if needed if not then I can engrave what ever it is the client may want engraved. If the Customer wants any other work such as paint or electro plating that is done off site at other shops. I then put the firearm back together if needed. Then the client has to come pick up the firearm in person at my residence. However, firearms can also be delivered by UPS with a signature required only. Also firearms are kept in a safe with 24/7 audio and video surveillance. As well as 24/7 security alarm system as required by the California department of justice(DOJ). I run and do all of the work myself I do not employ any employees. My business of operations hours are by appointment only when it pertains to firearms but Monday-Thursday 4pm-6pm when it's anything not firearms related.

1/26/2026

§ 18.96.070. Criteria generally.

No application for home occupation permit shall be approved which is not found to be consistent with the following criteria:

- A. There shall be no employment, including independent contractor arrangements, with any persons other than family members who reside on the premises.
- B. There shall be no use of materials or mechanical equipment not recognized or generally accepted as being part of normal household or hobby uses.
- C. There shall be no sale of goods or merchandise on the premises. Sales shall be by telephone or catalog order only and delivered off the premises.
- D. The use shall not generate pedestrian or vehicular traffic beyond that normal to the residential neighborhood in which it is located.
- E. Delivery of materials or merchandise used in the business and shipment of materials or merchandise from the business shall be by the United States Postal Service, or private delivery services generally recognized to make deliveries in residential neighborhoods. There shall be no deliveries or pickups by commercial vehicles.
- F. There shall be no outdoor storage of materials.
- G. No identifying signs, banners or flags shall be used on the premises.
- H. No advertisement of the address shall be permitted.
- I. The area used for the business shall be limited to the equivalent of one room or ten percent of the residential dwelling area, whichever is greater.
- J. No building or space outside the main building or garage shall be used for home occupational purposes.
- K. No residential parking, required by Chapters 18.32 and 18.76 of this code, or required by any applicable specific plan, shall be displaced.
- L. In no way shall the appearance of the structure be so altered or the conduct of the occupation within the structure be such that the structure may be reasonably recognized as serving a nonresidential use (either by color, materials or construction, lighting, signs, sounds or noises, vibrations, accumulation or improper disposal of refuse, etc.).
- M. No hazardous process or emission of smoke, dust, noise, fumes, odors or glare shall be permitted.
- N. There shall be no increase in the use of any one or more utilities (water, sewer, electricity, telephone, refuse, etc.) so that the combined total use for dwelling and home occupation purposes exceeds the average for residences in the neighborhood.

(Ord. 866 § 3, 1995)

§ 18.96.080. Criteria for specific uses.

- A. The following specific uses shall be permitted only where the applicant can demonstrate that the proposed home occupation meets both the standards of Section 18.96.070 and the additional criteria contained in this section. For the purpose of this chapter the following definitions shall apply:

"Design services" means graphics design, interior design, landscape design or like professions where the designer conceives and develops an artistic or aesthetically pleasing plan.

"Health care professionals." Limited to nurses, physicians, chiropractors and other health professionals who are licensed by the state of California.

- B. Those uses which permit clientele to visit the premises are those where it is customary or practical for the client to go to the source of service. Those businesses that are limited to office use only, with no clientele visits, are those where it is practical for the business person to conduct business off-site. In all cases, the use shall not interrupt or interfere with the general nature or residential character of the neighborhood in which the use is located. Permitted uses are:

1. Barber and Beauty Services.

a. The use shall be limited to eight clients per day.

b. There shall be no appointments prior to eight a.m. or after eight p.m.

c. The applicant shall be licensed by state and county agencies that regulate the profession.

2. Caterer, Food Handling, Minor Baking and Cooking.

a. The applicant shall be licensed by state and county agencies that regulate the profession.

b. No clients shall visit the premises.

3. Carpet Cleaning.

a. Chemical storage shall be approved by the La Verne fire department.

b. There shall be no parking of trucks larger than a pickup truck on the premises.

c. There shall be no outside storage of chemicals or equipment.

4. Direct Sale Product Distribution.

a. The use is limited to office use only.

b. No clients shall visit the premises.

5. Gun Sales and Gun Repair.

- a. The applicant shall comply with all requirements of the Federal Firearms License.
 - b. Repairs shall be limited to the garage area and shall not replace required parking.
 - c. Hours are limited to eight a.m. to eight p.m.
 - d. The applicant shall comply with all state and county regulations in addition to the federal regulations.
 - e. The applicant shall meet city of La Verne police department and fire department requirements.
6. Handyman (Electrical Repair, Plumber, General Repair and Fix-It Services).
- a. The use shall be limited to office use only.
 - b. There shall be no parking of trucks greater than a pickup truck on the premises.
 - c. There shall be no outside storage of tools or equipment.
 - d. Tools and equipment shall not displace required parking.
7. Massage Therapist.
- a. The use shall be limited to office use only for scheduling appointments for therapy off the premises.
 - b. No clients shall visit the premises.
 - c. The applicant shall be licensed by state and county agencies that regulate the profession.
8. Music, Dance and Vocal Lessons.
- a. There shall be only one student per hour.
 - b. There shall be no more than eight students per day.
 - c. The hours shall be limited to eight a.m. to eight p.m.
9. Office Use Such as Accounting, Computer Operations, Consulting, Design Services, Typing, and Similar Services.
- a. No clients shall visit the premises.
 - b. The applicant shall be licensed by state and county agencies that regulate the applicable professions.
10. Health Care Professionals.
- a. The use shall be limited to a sole practitioner only.

- b. The use shall be limited to office use only to maintain records schedule appointments for calls off the premises.
- c. The applicant shall be licensed by state and county agencies that regulate the profession.

11. Real Estate Office.

- a. The use shall be limited to office use only.
- b. No clients shall visit the premises.
- c. The applicant shall be licensed by state and county agencies that regulate the profession.

12. Truck Operator.

- a. The use shall be limited to office use only.
- b. There shall be no parking of trucks larger than a pickup truck on the premises.
- c. Fleet vehicles shall be parked in a commercial or industrial zone and comply with the requirements of Chapters 18.44 and 18.48 of this code.

13. Wholesale Operations.

- a. The home occupation ordinance shall be limited to office use only.
- b. No clients shall visit the premises.

C. No provision of this chapter shall exempt the applicant from meeting all criteria cited in subsections A through N of Section 18.96.070. Any business or home occupation not specifically enumerated above or subsequently authorized by the city council shall be prohibited. Any use that is not permitted in the city's commercial and industrial zones is prohibited.

(Ord. 866 § 3, 1995)

§ 18.96.090. Prohibited uses.

The nature of certain businesses because of investment or operation have a pronounced tendency once started to rapidly increase beyond the limits permitted for home occupations and thereby compromise the integrity and character of the residential neighborhood. Therefore, following uses are expressly prohibited as a home occupation use:

- A. Automobile repair, body or mechanical; upholstery or painting; automobile restoration;
- B. Major household appliance repair;
- C. High intensity arc and oxyacetylene welding;
- D. Fortune telling;
- E. Service/repair/manufacture of motorized vehicles;
- F. Carpentry fabrication; cabinet manufacture where the equipment used is of the size and power not generally accepted for home owner use but of commercial or industrial caliber.

(Ord. 866 § 3, 1995)

Memorandum

CITY OF LA VERNE
City Manager's Office

DATE: March 25, 2026

TO: Development Review Committee, City Manager

FROM: JR Ranells, Assistant City Manager

SUBJECT: Revised Youth and Family Action Committee Utility Art Box Project

The Youth & Family Action Committee (YFAC) Utility Box Art Project is a youth-focused public art initiative that transforms City-owned electrical boxes into “mini murals” placed in visible locations throughout La Verne. The project is intended to enhance public spaces, foster civic pride, and provide meaningful creative opportunities for local youth, consistent with YFAC’s mission to support positive youth engagement and strengthen the community.

At its February meeting, the Development Review Committee (DRC) reviewed the initial project submittal and provided thoughtful input and guidance regarding artwork placement and overall site compatibility. While the proposal was not approved as presented, the feedback offered was instrumental in helping refine the project approach. This input was shared with YFAC at its regular meeting on March 24, where the members carefully considered the direction provided. The result is the included revised proposal.

Rather than installing the four designs at separate locations throughout the City, the revised proposal consolidates all four artworks onto a single utility box located at the intersection of D Street and Bearcat Avenue, in front of Bonita High School. Each of the four selected designs will be displayed on one side of the utility box, allowing all submissions to be presented together in a cohesive installation.

The revised design also incorporates a QR code on the utility box, which will provide students and community members with additional information about the Utility Box Art Project and direct them to application materials for future participation. This element is intended to further promote youth engagement and create an ongoing opportunity for involvement in public art specifically funded through YFAC.

This updated approach reflects YFAC’s responsiveness to the DRC’s input and its commitment to delivering a project that is both context-sensitive and aligned with community expectations. The location adjacent to Bonita High School further strengthens the connection to the youth community and enhances visibility among the project’s intended audience.

The Youth & Family Action Committee respectfully requests that the Development Review Committee review the revised proposal and provide approval for the updated design concept to move forward.

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CITY OF LA VERNE

Youth & Family Action Committee

Utility Box Art Project



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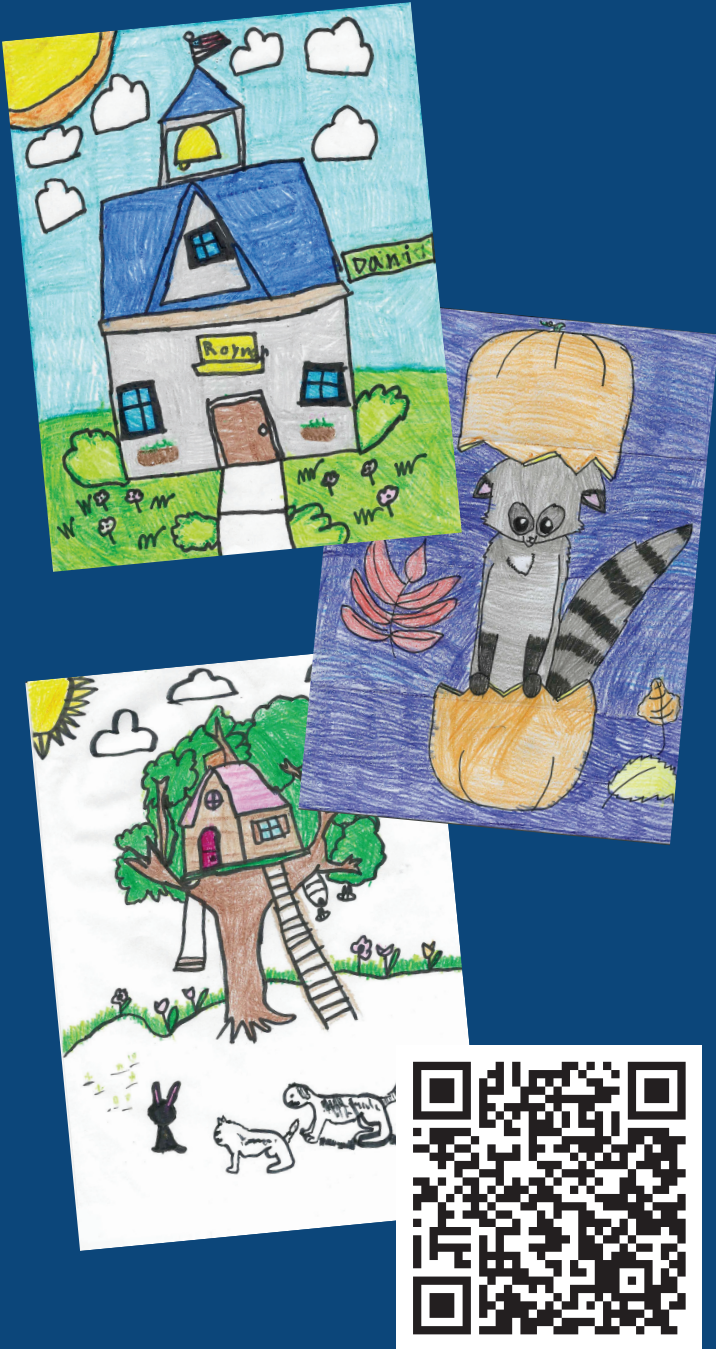
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CITY OF LA VERNE

Youth & Family Action
Committee

Utility Box Art Project



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