



# City of Pomona

505 S. Garey Ave  
Pomona, CA 91766

## Regular Meeting Minutes

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### City Council / Housing Authority / Successor Agency to the Redevelopment Agency

*Mayor Tim Sandoval*  
*Vice Mayor Steve Lustro*  
*Councilmember Debra Martin*  
*Councilmember Victor Preciado*  
*Councilmember Nora Garcia*  
*Councilmember Elizabeth Ontiveros-Cole*  
*Councilmember Lorraine Canales*

#### VISION STATEMENT

*Pomona will be recognized as a vibrant, safe, beautiful  
community that is a fun and exciting destination and the home of  
arts and artists, students and scholars, business and industry.*

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Monday, July 7, 2025

7:00 PM

Council Chambers

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#### **CLOSED SESSION**

##### **A) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

(Pursuant to Government Code Section 54956.9(a) and (d)(1))

*Karen Alvarez-Vasquez v. City of Pomona*  
*Los Angeles County Superior Court*  
*Case No. 23PSCV03004*  
One (1) case

##### **B) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

(Pursuant to Government Code Section 54956.9(d)(2))

One (1) case

#### **CALL TO ORDER**

Mayor Sandoval called the City Council Meeting to order at 7:00 p.m.

#### **CITY ATTORNEY REPORT OUT FROM CLOSED SESSION**

City Attorney Carvalho advised the City Council by a vote of 6-0 (Vice Mayor Lustro absent) approved a settlement in the amount of \$225,000 for Closed Session Item A.

## **PLEDGE OF ALLEGIANCE**

Councilmember Preciado led the pledge of allegiance.

## **ROLL CALL**

Present: Mayor Tim Sandoval  
Vice Mayor Steve Lustro  
Councilmember Debra Martin  
Councilmember Victor Preciado  
Councilmember Nora Garcia  
Councilmember Elizabeth Ontiveros-Cole  
Councilmember Lorraine Canales

Absent: None

## **STAFF PRESENT**

Anita D. Scott, City Manager  
Sonia Carvalho, City Attorney  
Rosalia A. Butler, City Clerk  
Diana Robles, Deputy City Clerk  
Michael Ellis, Pomona Police Chief

## **PRESENTATIONS**

\*A Proclamation of the City Council of the City of Pomona Recognizing July 2025 as "Parks and Recreation Month" in the City of Pomona.

Mayor Sandoval presented the proclamation to Mike Osoff, Community Services Manager, and other Community Services staff members.

\*Presentation of Certificate of Recognition to Pomona Public Library Poet Laureate and Junior Poet Laureate

Mayor Sandoval presented certificates to Natalie Sierra and Kea Lee.

## **MAYOR/COUNCILMEMBER COMMUNICATIONS**

Mayor Sandoval expressed support for immigrants in the community and emphasized the importance of solidarity. Mayor Sandoval announced the re-activation of the Pomona Compassion Fund and encouraged folks to donate to regional non-profit organizations that are directly supporting vulnerable members of the community.

Councilmember Preciado expressed support for the re-activation of the Pomona Compassion Fund and asked questions to Pomona Police Dept. staff. Councilmember Preciado expressed gratitude to people directly supporting the community.

Councilmember Ontiveros-Cole gave thanks to the Pomona Police Dept. for its efforts in responding to fireworks, and expressed condolences to the community of Kernville, Texas for their losses as a result of the flooding. Councilmember Ontiveros-Cole expressed solidarity with the immigration community.

Councilmember Canales thanked the folks who attended the District 6 Area Commander meeting and expressed condolences to Ron Vandermolten, and to the family of a Diamond Ranch High School student who passed away unexpectedly. Councilmember Canales announced various upcoming events: LA Care event, community event by Assemblymember Michelle Rodriguez, and the Second Saturday Art Walk.

Councilmember Garcia expressed gratitude to community members speaking up, and thanked Wish You Were Here Coffee, O'Donovan's Pub, and Borreguitas for their direct support to the community. Councilmember Garcia expressed support for the re-activation of the Pomona Compassionate Fund and gave thanks to the Housing Division for the opening of the Stabilization Hub.

Councilmember Martin welcomed Congresswoman Norma Torres' representative Jacqueline, Assemblymember Michelle Rodriguez's representative Camille, Three Valleys Water District board member Jorge and commissioners in attendance. Councilmember Martin expressed condolences to the family of Ron Vandermolten.

Councilmember Lustro expressed condolences to Ron Vandermolten and spoke about his contributions to the community. Councilmember Lustro asked questions to staff about graffiti abatement.

Mayor Sandoval discussed Ron Vandermolten's contributions to the City and expressed condolences to his family. Mayor Sandoval also expressed condolences to Paul Avila, founder of Paulie's Project. Mayor Sandoval requested staff to assess how the City would be affected by the recently passed federal budget bill.

### **CITY MANAGER COMMUNICATIONS**

City Manager Scott recommended the removal of Consent Calendar Item No. 6 and Item No. 7.

### **PUBLIC PARTICIPATION**

*At the direction of the City Council Emergency Sub Committee, beginning with the July 18, 2022 Council meeting, emailed comments will no longer be read into the record during Council meetings. However, they will be included as part of the record/meeting minutes.*

**Live Comments were as follows:**

Kamille Hemsworth, from the office of Assemblymember Michelle Rodriguez, invited the community to attend the assemblymember's inaugural summer BBQ event.

Kenneth Beard requested road repairs in his neighborhood.

Wendy Perez expressed concerns about a proposed development for her neighborhood.

Guillermo Gonzalez expressed concerns with the set time for an upcoming Zoning Administrator hearing.

Gwendolyn Blume, Serenity Senior Advocacy Group, discussed safety concerns at her apartment complex.

John Begin discussed his proposed development project and expressed concern with the development fees.

Neil Breckon expressed worry about the recently passed federal budget.

Everia Condon was called to speak but was not present to speak.

Yasmin Cardona, ICE Out of Pomona, thanked the City Council for activating the Compassion Fund and requested dedicated legal support for detainees of ICE.

Yesenia DeLa Fuente, ICE Out of Pomona, requested the City Council to issue a statement condemning the actions of ICE.

Amanda Oslinger, Project Lacey, discussed concerns about fentanyl related deaths and homelessness.

Jorge Marquez, board-member of Three Valleys Water District, introduced himself and advised he looked forward to building a partnership with the City.

Raymond Arrieta expressed concerns with the existing truck routes.

Stacey Cline was called to speak but was not present to speak.

Naomi Chavez expressed safety concerns about people posing as law enforcement.

Alex was called to speak but was not present to speak.

Gustavo Ramirez, World Peace Now, thanked the City Council for activating the Compassionate Fund and requested City Council to support the World Peace Now organization.

Jacky Elizalde, from the office of Congresswoman Norma Torres, encouraged the community to contact their Congress representatives if they are having a difficult time locating loved ones that have been detained by ICE.

Lotte Oslinger and Gerald Magalad submitted non-speaker cards in support of Amanda Oslinger's, Project Lacey, comments.

Erica Zaragoza submitted a non-speaker card requesting the installation of a four-way stop sign in her neighborhood.

### **CONSENT CALENDAR**

**MOTION BY COUNCILMEMBER GARCIA, SECOND BY COUNCILMEMBER MARTIN, CARRIED 7-0, to approve the entire Consent Calendar except for Item No. 3 pulled by Councilmember Garcia, Item No. 9 pulled for public comment, Item No. 10 pulled for public comment and for Items No. 6 and No. 7 pulled by staff.**

\*\*After the Consent Calendar, items were heard in the following order: Discussion Calendar Item No. 13, Discussion Calendar Item No. 12, Public Hearing Item No. 14, Public Hearing Item No. 15, Consent Calendar Item No. 3, Consent Calendar Item No. 9 and Consent Calendar Item No. 10.

1. Approval of City Council/Housing Authority/Successor Agency to the Redevelopment Agency Meeting Minutes

It is recommended that the City Council approve the following City Council/Housing Authority/Successor Agency to the Redevelopment Agency Meeting Minutes:

June 2, 2025 Special Meeting Minutes

**MOTION BY COUNCILMEMBER GARCIA, SECOND BY COUNCILMEMBER MARTIN, CARRIED 7-0, to approve City Council/Housing Authority/Successor Agency to the Redevelopment Agency Meeting Minutes of June 2, 2025.**

2. Second Reading and Adoption of Ordinance No. 4347 Amending the Pomona City Code by Adopting Fire Hazard Severity Zone Designations as Recommended by the California Department of Forestry and Fire Protection Pursuant to Government Code Section 51178

It is recommended that the City Council adopt the following ordinance:

**ORDINANCE NO. 4347 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AMENDING POMONA CITY CODE CHAPTER 22 (FIRE PREVENTION) ADOPTING THE FIRE HAZARD SEVERITY ZONE DESIGNATIONS AS RECOMMENDED BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION PURSUANT TO GOVERNMENT CODE SECTION 51178, AND AMENDING CHAPTER 74, ARTICLE II, DIVISION 1, SECTION 74-32 (CONSTRUCTION IN FIRE HAZARD SEVERITY ZONES) ADOPTING PROVISIONS REGULATING OCCUPIED DWELLINGS AND OCCUPIED STRUCTURES PURSUANT TO GOVERNMENT CODE SECTION 51182, AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA**

**MOTION BY COUNCILMEMBER GARCIA, SECOND BY COUNCILMEMBER MARTIN, CARRIED 7-0, to adopt Ordinance No. 4347.**

3. Acceptance of Grant Funds from Pomona Unified School District for Outdoor & Active in 2025-26

It is recommended that the City Council take the following actions:

- 1) Adopt the following resolution:

**RESOLUTION NO. 2025-64 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, ACCEPTING \$676,100 IN GRANT FUNDING FROM POMONA UNIFIED SCHOOL DISTRICT FOR OUTDOOR & ACTIVE IN 2025-26**

- 2) Authorize the City Manager, or designee, to execute an agreement and any subsequent amendments subject to review by the City Attorney.

\*This item was heard after Public Hearing Item No. 15.

\*Pulled by Councilmember Garcia.

Councilmember Garcia gave brief comments about the item.

Councilmember Canales asked questions about the item.

Mayor Sandoval gave brief comments about the item.

**MOTION BY COUNCILMEMBER GARCIA, SECOND BY MAYOR SANDOVAL, CARRIED 7-0, to approve Resolution No. 2025-64 and authorize the City Manager, or designee, to execute an agreement and any subsequent amendments subject to review by the City Attorney.**

4. Approve an Amendment with Stantec Consulting Services and to the Cooperative Agreement with the East San Gabriel Valley Watershed Management Group

It is recommended that the City Council take the following actions:

- 1) Approve a one-year extension (Amendment No.5) from the original agreement approved in June 2020 with Stantec Consulting Services (Stantec) in an amount not to exceed \$4,092,087 with an expiration date of Jun 30, 2026;
- 2) Approve Amendment No. 9 to the cooperative agreement with the cities of Claremont, La Verne, San Dimas and Pomona, collectively known as the East San Gabriel Valley Watershed Management Group; and
- 3) Authorize the City Manager to execute Amendment No. 5 with Stantec approved by the city attorney, and Amendment No. 9 to the cooperative agreement on behalf of the City.

**MOTION BY COUNCILMEMBER GARCIA, SECOND BY COUNCILMEMBER MARTIN, CARRIED 7-0, to approve a one-year extension (Amendment No.5) from the original agreement approved in June 2020 with Stantec Consulting Services (Stantec) in an amount not to exceed \$4,092,087 with an expiration date of Jun 30, 2026; approve Amendment No. 9 to the cooperative agreement with the cities of Claremont, La Verne, San Dimas and Pomona, collectively known as the East San Gabriel Valley Watershed Management Group; and authorize the City Manager to execute Amendment No. 5 with Stantec approved by the city attorney, and Amendment No. 9 to the cooperative agreement on behalf of the City.**

5. Approve Retroactive Agreement Term Extension through June 30, 2025, and Payment to Enthalpy, LLC; and, Approve an Agreement to Eurofins Eaton Analytical, LLC for Water Quality Lab Testing Services

It is recommended that the City Council take the following actions:

- 1) Approve retroactive agreement term extension through June 30, 2025 (FY 2024-25), and payment to Enthalpy, LLC (Enthalpy) for laboratory testing and analysis of water samples services, in the amount not-to-exceed \$35,000;
- 2) Approve retroactive agreement (beginning July 1, 2025) to Eurofins Eaton Analytical, LLC (Eurofins) for a term of three-years in the amount of \$900,000, with an option for two (2) additional years in one (1) year increments; and,
- 3) Authorize the City Manager to execute the contract and any amendments on behalf of the City, subject to review by the City Attorney.

**MOTION BY COUNCILMEMBER GARCIA, SECOND BY COUNCILMEMBER MARTIN, CARRIED 7-0, to approve retroactive agreement term extension through June 30, 2025 (FY 2024-25), and payment to Enthalpy, LLC (Enthalpy) for laboratory testing and analysis of water samples services, in the amount not-to-exceed \$35,000; and approve retroactive agreement (beginning July 1, 2025) to Eurofins Eaton Analytical, LLC (Eurofins) for a term of three-years in the amount of \$900,000, with an option for two (2) additional years in one (1) year increments; and, authorize the City Manager to execute the contract and any amendments on behalf of the City, subject to review by the City Attorney.**

6. Award a Construction Contract to PUB Construction Inc. in the amount of \$5,411,712 for the "Rehabilitation of 252 4th Street," Project No. 428-2590-XXXXX-71210

It is recommended that the City Council take the following actions:

- 1) Award a construction contract to PUB Construction Inc. for the "Rehabilitation of 252 E. 4th Street," Project No. 428-2590-XXXXX-71210, to include base bid items plus a ten percent contingency, in the total amount of \$5,411,712;
- 2) Award of contract to be contingent upon approval of the Environment Review Record and issuance of Authority to Use Grant Funds by the Department of Housing and Urban Development; and,
- 3) Authorize the City Manager, or her designee, to execute the construction contract and any subsequent change orders on behalf of the City of Pomona (City).

**THIS ITEM WAS CONTINUED; NO ACTION WAS TAKEN.**

7. Award a Contract to Z&K Consultants for Construction Management and Labor Compliance Services for the Rehabilitation of 252 E. 4th Street, Pomona, CA

It is recommended that the City Council take the following actions:

- 1) Approve an award of contract to Z&K Consultants for Construction Management and Labor Compliance Services for the rehabilitation of 252 E. 4th Street, Pomona, in the Amount of \$177,092; and,
- 2) Authorize the City Manager, or her designee, to execute the professional services

**THIS ITEM WAS CONTINUED; NO ACTION WAS TAKEN.**

8. Authorization to Extend the Agreement with HR Green Pacific, Inc. for Professional On-Call Engineering Plan Check Services



It is recommended that the City Council take the following actions:

- 1) Approve and authorize a retroactive six-month extension of the agreement with HR Green Pacific, Inc., beyond the original five-year term for professional on-call engineering plan check services, effective June 1, 2025 through November 30, 2025, in an amount not to exceed \$43,000; and
- 2) Authorize the City Manager or designee to execute the amendment with HR Green Pacific, Inc., subject to review by the City Attorney.

**MOTION BY COUNCILMEMBER GARCIA, SECOND BY COUNCILMEMBER MARTIN, CARRIED 7-0, to approve and authorize a retroactive six-month extension of the agreement with HR Green Pacific, Inc., beyond the original five-year term for professional on-call engineering plan check services, effective June 1, 2025 through November 30, 2025, in an amount not to exceed \$43,000; and authorize the City Manager or designee to execute the amendment with HR Green Pacific, Inc., subject to review by the City Attorney.**

**9. Price Change for City-Provided Get About Ticket Books**

It is recommended that the City Council approve a price and subsidy increase for the City-subsidized Get About ticket books from the current \$5.00 a book (City subsidized \$5.00) to \$14.00 a book (City to subsidize \$13.50) and modify the number of books sold per resident from the current two per month per resident to one per month per resident.

\*This item was heard after Consent Calendar Item No. 3.

\*This item was pulled for public comment.

Public Speaker Stacey Cline was not present when called to speak.

**MOTION BY VICE MAYOR LUSTRO, SECOND BY COUNCILMEMBER ONTIVEROS-COLE, CARRIED 7-0, to approve a price and subsidy increase for the City-subsidized Get About ticket books from the current \$5.00 a book (City subsidized \$5.00) to \$14.00 a book (City to subsidize \$13.50) and modify the number of books sold per resident from the current two per month per resident to one per month per resident.**

**10. Adopt a Resolution Accepting Grant Funds for the Operation of the Interim Housing Program at Hope for Home Homeless Services Center**

It is recommended that the City Council take the following actions:

- 1) Adopt the following resolution:

**RESOLUTION NO. 2025-83 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AUTHORIZING THE ACCEPTANCE OF \$3,540,865 IN MEASURE A GRANT FUNDS FOR THE OPERATION OF THE INTERIM HOUSING PROGRAM AT HOPE FOR HOME HOMELESS SERVICES CENTER (H4H) AND AMENDMENT OF THE FY 2025-2026 OPERATING BUDGET**

- 2) Authorize the City Manager to execute all agreements, amendments, and any other documentation requested for acceptance of the award, distribution of the funding and operation of the H4H Interim Housing Program, subject to approval as to form by the City Attorney.

\*This item was heard after Consent Calendar Item No. 9.

\*This item was pulled for public speakers.

Public Speaker Jeffrey Michaelson, Hope 4 Holt Initiative, expressed support for the item but asked for innovative solutions to address homelessness.

Public Speaker Ira Mendez, Hope 4 Holt Initiative, asked questions about the item and shared concerns.

Public Speaker Ellie O'Bosky requested the bed capacity at the local shelter be increased and expressed support for innovative solutions to address homelessness.

Councilmember Martin and Councilmember Preciado asked brief questions about the item.

Housing Stabilization Manager Donyielle Holley answered their questions.

**MOTION BY COUNCILMEMBER GARCIA, SECOND BY COUNCILMEMBER ONTIVEROS-COLE, CARRIED 7-0, to adopt Resolution No. 2025-83 and authorize the City Manager to execute all agreements, amendments, and any other documentation requested for acceptance of the award, distribution of the funding and operation of the H4H Interim Housing Program, subject to approval as to form by the City Attorney.**

11. Approving Amendments to the Pomona City Council Goddess and Award Presentation Policy

It is recommended that the City Council adopt the following resolution:

**RESOLUTION NO. 2025-88 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING AMENDMENTS TO THE POMONA CITY COUNCIL GODDESS AND AWARD PRESENTATION POLICY**

**MOTION BY COUNCILMEMBER GARCIA, SECOND BY COUNCILMEMBER MARTIN, CARRIED 7-0, to adopt Resolution No. 2025-88.**

**DISCUSSION CALENDAR**

- 12.** Authorization for City Attorney to File Nuisance Abatement Actions Against Property and Business Owners of: 1) Pala Motel (987 E. Holt Ave.); 2) Deluxe Motel (915 W. Holt Ave.); and 3) Super Inn (975 W. Holt Ave.)

It is recommended that the City Council authorize the City Attorney to file nuisance abatement actions in Los Angeles Superior Court against the property and business owners of the Pala Motel located at 987 E. Holt Ave.; the Deluxe Motel located at 915 W. Holt Ave.; and the Super Inn located at 975 W. Holt Ave.

\*This item was heard after Discussion Calendar Item No. 13.

Development Services Director Betty Donovanik gave the staff presentation.

Public Speaker Jeffrey Michaelson, Hope 4 Holt Initiative, expressed concerns for increasing the number of boarded up businesses.

Public Speaker Girishghai Ahir, Super Inn and Pala Motel, expressed a desire to work with the City to address the issues on the property.

Public Speaker Ira Mazer, Hope 4 Holt Initiative, expressed concerns for the folks that use the motels as a home to stay off the streets and asked questions.

Public Speaker Jay Ahir, Deluxe Motel, expressed a desire to work with the City.

The Mayor and Councilmembers made comments and discussed the importance of ending the nuisance conditions of the hotel properties.

**MOTION BY MAYOR SANDOVAL, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to authorize the City Attorney to file nuisance abatement actions in Los Angeles Superior Court against the property and business owners of the Pala Motel located at 987 E. Holt Ave.; the Deluxe Motel located at 915 W. Holt Ave.; and the Super Inn located at 975 W. Holt Ave**

- 13.** Notice of Termination of Agreement for Fire Services from Los Angeles County Fire and Discussion of Options for Providing Cost-Effective Delivery of Fire Services

It is recommended that the City Council take the following actions:

- 1) Review the staff presentation outlining the structural financial challenges associated with the Fire District's request to amend the Fire Services contract to implement a full cost recovery model, and;
- 2) Direct staff to research and present alternative, financially sustainable models for fire service delivery for future City Council consideration/approval; **OR**
- 3) Direct staff to bring back a resolution for Council approval to proceed with implementing the Fire District's full cost recovery request, and;
- 4) In conjunction with the option at paragraph 3 above, direct staff to prepare programmatic General Fund reduction recommendations to offset the anticipated increased costs associated with continuing Fire Services with Los Angeles County.

\*Please see attachment for emails received regarding this item.

\*\*This item was heard after the Consent Calendar.

City Manager Scott gave the staff presentation.

Public Speaker Guillermo Gonzalez expressed support for option number three.

Public Speaker Lisa expressed support for option number three.

Public Speaker William Gamble, Acting Assistant Fire Chief from the Los Angeles County Fire Department, advised LACoFD is no longer able to subsidize the cost of services to Pomona.

Councilmember Garcia asked questions and expressed support for exploring other financially sustainable models for fire services.

Councilmember Martin expressed support for renewing a fire services contract with the Los Angeles County Fire Department.

Councilmember Canales expressed concern for the risk factors contributing to increased fire threats.

Vice Mayor Lustro expressed support for researching financially sustainable models of fire services.

Mayor Sandoval expressed support for researching financially sustainable models for fire services.

**MOTION BY COUNCILMEMBER GARCIA, SECOND BY VICE MAYOR LUSTRO, CARRIED 6-1 (COUNCILMEMBER MARTIN OPPOSED), to direct staff to research and present alternative, financially sustainable models for fire service delivery for future City Council consideration/approval and to prepare programmatic General Fund reduction recommendations to offset the anticipated increased costs associated with continuing Fire Services with Los Angeles County.**

## **PUBLIC HEARINGS**

### **14. Adopting the FY 2025-26 Annual Action Plan with Funding Recommendations**

It is recommended that the City Council take the following actions:

1) Adopt the following resolution:

**RESOLUTION NO. 2025-81 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING THE FY 2025-26 ANNUAL ACTION PLAN WITH PROPOSED FUNDING FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS (HOME), AND EMERGENCY SOLUTIONS GRANT (ESG) FEDERAL ENTITLEMENT PROGRAMS**

- 2) Approve final award recommendations for the FY 2025-26 CDBG Program;
- 3) Approve final award recommendations for the FY 2025-26 HOME Program;
- 4) Approve final award recommendations for the FY 2025-26 ESG Program;
- 5) Approve the inclusion of funding awards in the Annual Action Plan;
- 6) Adopt the FY 2025-26 Annual Action Plan as amended by item 5 above; and
- 7) Authorize the City Manager to execute appropriate applications and certification documents for the Annual Action Plan for submittal to the U.S. Department of Housing and Urban Development (HUD).

\*This item was heard after Discussion Calendar Item No. 12.

Housing Services Manager Maria Siacunco gave a brief staff presentation.

There were no public speakers for this item.

Councilmember Garcia gave brief comments.

Councilmember Preciado asked questions about the item.

**MOTION BY COUNCILMEMBER GARCIA, SECOND BY MAYOR SANDOVAL, CARRIED 7-0, to adopt Resolution No. 2025-81; and approve final award recommendations for the FY 2025-26 CDBG Program; and approve final award recommendations for the FY 2025-26 HOME Program; and approve final award recommendations for the FY 2025-26 ESG Program; and approve the inclusion of funding awards in the Annual Action Plan; and adopt the FY 2025-26 Annual Action Plan as amended by item 5 above; and authorize the City Manager to execute appropriate applications and certification documents for the Annual Action Plan for submittal to the U.S. Department of Housing and Urban Development (HUD).**

15. Amending the FY 2025-26 Master Fee Schedule by Adding the California Daylighting Law (AB 413) Parking Citation Fee

It is recommended that the City Council adopt the following resolution:

**RESOLUTION NO. 2025-82 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AMENDING THE FY 2025-26 MASTER FEE SCHEDULE BY ADDING THE CALIFORNIA DAYLIGHTING LAW (AB 413) PARKING CITATION FEE UNDER POLICE SERVICES FEES**

\*This item was heard after Public Hearing Item No. 14.

Lt. Brian Hagerty gave the staff presentation.

Mayor Sandoval opened the public hearing.

Public Speaker Duane Smith, Clean and Green Pomona, expressed support for the item and shared concerns.

Public Speaker Alice R. Gomez expressed support for the item and shared some concerns.

Mayor Sandoval closed the public hearing.

Councilmembers asked questions and gave comments about the item expressing support for a strong educational outreach to inform residents of the upcoming changes.

**MOTION BY COUNCILMEMBER GARCIA, SECOND BY COUNCILMEMBER ONTIVEROS-COLE, CARRIED 7-0, to adopt Resolution No. 2025-82.**

## **ADJOURNMENT**

The City Council meeting adjourned in memory of Ron Vandermolen and Paul Avila at 10:24 p.m. on July 7, 2025.

Respectfully submitted,

ATTEST:

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ROSALIA A. BUTLER, MMC  
City Clerk/Secretary of the Pomona  
Housing Authority/Successor Agency to the  
to the Redevelopment Agency

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TIM SANDOVAL  
Mayor/Chair of the Pomona  
Housing Authority/Successor Agency  
Redevelopment Agency

### PRESS RELEASE—FOR IMMEDIATE DISTRIBUTION

July 6, 2025

From the desk of Ira Mazer, President—Hope 4 Holt Initiative

This is an official notification that as of June 21, 2025 our organization separated and became autonomous operating without Gustavo Ramirez being involved with the organization any longer. We wish Mr. Ramirez and those involved with him, all the best in their future endeavors. Our organization, Hope 4 Holt Initiative remains dedicated to working with the City of Pomona, its leadership, citizens and those who need our assistance the most—the Homeless Population, the Elderly and Disabled Veterans.

Hope 4 Holt Initiative is a 501 C3 Non Profit Corporation based in Pomona, California and is dedicated to partnering with local agencies working to end homelessness, provide services to the elderly/disabled veterans and working to improve the lives of all those in need. We believe that our organization can also provide necessary education and resources to help address the growing crisis with drug overdoses from fentanyl and other opioids.

We look forward to working with the City of Pomona and its leaders for many years to come. Please feel free to contact my office with any questions or requests for information. I can be reached at (818) 402-9022.

In Solidarity,

*Ira Neal Mazer*

Ira Neal Mazer, President

Hope 4 Holt Initiative—A Non-Profit Corporation

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# MERRYWOOD COURT CONDOMINIUMS



874 E. ARROW HIGHWAY, POMONA, CALIFORNIA



874 ARROW HIGHWAY

C.L.

EXISTING  
FIRE HYDRANT

CORN HOLE

DOG PARK

2 BIKE RACKS

LOVEJOY

C.L.







### What does “Pro Housing Pomona” mean?

“Pro Housing” is a specific term defined by State law that is intended to give cities like Pomona a clear pathway to establish housing policy that addresses Statewide housing needs. Cities designated “pro housing” by the State receive priority on grant funding applications.

*Pro Housing Pomona is based on the following ten action steps:*

1. Establish financial incentives for housing, including a housing trust fund.
2. Improve development standards to reduce barriers to on-site housing production.
3. Allow residential land uses by-right.
4. Maximize zoning density for residential units.
5. Streamline the production of accessory dwelling units and duplexes.
6. Improve permit processes to reduce time and cost for housing construction.
7. Establish objective design standards and pre-approved site plans for housing permits.
8. Establish development standards for affordability, choice, and equity, including inclusionary housing.
9. Develop a Housing Element with policies that are pro-housing and anti-racist.
10. Engage the public, including advocacy groups and State, County, and local partners, early and often.

### Who is this document for?

➤ **Pomona Residents.** The housing policy contained in this document is intended to benefit all residents of Pomona. It is imperative that the City write a document that not only meets the technical requirements of State Agency and City Official audiences, but that can be plainly and easily understood by the community. To that end, the format of this document has been intentionally framed to walk readers through the housing policy process, providing definitions of terms, frequently asked questions, and key findings. The goal is to enable residents to advocate for or provide constructive criticism of the housing policies shaping their households.

➤ **Housing Stakeholders.** Housing policy involves multiple groups and individuals working together towards a common goal. This may include non-profit organizations, housing developers, architects, engineers, community-based organizations, and local public and private institutions. This document contains information that can benefit all of these stakeholders, by providing a clear sense of Pomona’s position on housing policy, housing needs determined from surveying and data analysis, and sharing a housing inventory.

➤ **State Agency.** The agency responsible for administering State laws related to housing is called the California Department of Housing and Community Development, or HCD. HCD will review this document for consistency against Government Code statutes contained in the California Code of Codes, and to determine if the City of Pomona can defensibly and adequately meet its RHNA allocation. The consistency analysis is contained in **Appendix F: Consistency Check**. The RHNA analysis is contained in Section 3: Housing Resources and **Appendix C: Housing Resources & Inventory**.

➤ **City Officials.** Any element of the Pomona General Plan must go through a General Plan Amendment if changed. Since the Housing Element is updated every eight years, it requires a General Plan Amendment adopted by the Pomona City Council. In adopting this document, the City Council will also review for consistency against other elements of the General Plan and its own Council Goals and Priorities. This consistency analysis is contained in **Appendix F: Consistency Check**. Beyond adoption,



## Brian Begin

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**From:** John Begin  
**Sent:** Thursday, July 3, 2025 8:59 AM  
**To:** Donavanik, Betty  
**Cc:** Scott, Anita; Lara, Laura; McWade, Meg; Mike Moder; Brian Begin; Pastore, Max; Chan, Ronald; Starns, Geoffrey  
**Subject:** 874 E. Arrow Hwy

Thanks again Betty & everyone,

I am working with the Building Department by filling out their building permit applications to obtain an estimate of their final permit cost's.

Something to keep in mind everyone, this is the 1<sup>st</sup> proposed project in over 30 years of development that the city permits, impact fees & connection charges will be the highest line item in the cost breakdown budget. Usually the framing labor & lumber is the highest line item because that trade has the largest part in any residential development. When you compare this fact with Pomona's lower median income level, and the current interest rates, it makes it extremely difficult (almost impossible) to build in this city.

I don't understand why Pomona is charging so much and requiring so many additional items that add to the overall cost of a development that other cities or counties don't require. I would think the city would want to do the opposite and create incentives for businesses to take the risk to invest in this City.

Anita, we will need some help somewhere to proceed forward with this development. Is there any suggestion or anything that can be done on the city's part to lower the cost to build this development so it can become a reality?

Respectfully Yours,

John Begin / JB Contractors  
133 E. Bonita Ave, Suite 201  
San Dimas, CA. 91773  
Office 909-261-6802, Cell 909-261-6802

### 874 E. Arrow Highway, Pomona, City Fees

City Sewer Connection Fee	\$	107,835.00
City Water Connection Fee	\$	107,699.76
LA Sanitation Fee	\$	27,741.00
Parks & Rec Fee	\$	379,680.00
Road & Highway	\$	1,050.00
School Fees	\$	179,928.00
Storm Drain Connection Fee 0-500 sqft	\$	945.00
Storm Drain Connection Fee 1500 sqft	\$	1,617.00
Traffic Signal	\$	1,050.00
Affordable Housing In "Leu of Fee"	\$	265,563.00
Building Dept. Fees	\$	429,051.00
Total of Fees		\$ 1,502,159.76

Total of \$71,531 per unit in fees.



## Brian Begin

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**From:** John Begin  
**Sent:** Sunday, June 15, 2025 10:36 AM  
**To:** Scott, Anita  
**Cc:** Pastore, Max; Lara, Laura; McWade, Meg; Betty.Donavanik@pomona.gov; Mike Moder; Brian Begin  
**Subject:** Recap of 6-11-2025 Zoom Meeting  
**Attachments:** Corrections 4-2-2025.pdf; Water Resources (Laura Lara) Plan Review Comments (3-27-25).pdf; Pomona (Sewer & Water) Will Serve.pdf; Pro Housing Pomona.pdf

Dear Anita,

Thank you very much for organizing the zoom meeting Wednesday, I truly appreciate it along with everyone's participation / help to try and make this proposed project a reality. I did take some notes but I find that it is always good to recap what you believe was said or agreed to so were all on the same page. I am referencing from the MEMORANDUM from Public Works dated 4-2-2025 & Water Resources Department dated 3-27-2025 & Will Serve letter (attached above) which is where most of the discussion was derived from. My responses will be in **Red**.

### 4-2-2025 Comments

6. The final map shall be recorded prior to the issuance of **building** permits to reflect the lot lines, easements and Fire Department access. An e-copy of the recorded final map shall be submitted to the Public Works Department. **My request was that the final map be recorded prior to a notice of occupancy (not prior to issuing building permits), This will ensure nothing holds up the building permits. I believe it was Meg that said this would be acceptable.**

13. a. Prior to the issuance of the grading permit, Applicant/Developer shall submit **public street improvement plans** to include the following items and are responsible for the construction thereof: **We agreed that Arrow Hwy should not be considered do to the fact that we are not doing any work that would require any damage to Arrow Hwy. We also spoke about not requiring a full grind & cap, only a rubberized slurry hot mix on Merrywood Digby & Lovejoy since this development has an unusual amount of frontage and only 1 trench required on Merrywood (for 2 water line hot taps) and that 21 units is not a large enough development to justify / absorb the requested cost.**

13. 1. Undergrounding of all existing and proposed overhead utility lines located along the property frontages shall conform with the City of Pomona Municipal Code Section 62-31(b) and a note to this effect shall be added to the public street improvement Plan. **We all agreed that the existing Arrow Hwy overhead power lines & communication lines are to remain as is because it would cost several hundred thousand dollars to underground those lines. I also want to clarify that this does includes the existing power lines on Digby also. These two poles (circled below) provide power & communications to all the homes South on Merrywood & Lovejoy. Attempting to underground these lines on Digby would require over 300' of undergrounding and now require adding a power pole in the backyard of 2462 Merrywood, which won't go over well with the homeowner. This request would also cost to much for the project to move forward. We fully agree all onsite new utilities will be underground**

17. Prior to issuance of the building permits applicant/developer is responsible for paying the **development tax** associated with the proposed project. **We Agreed that since all the rest of the impact fees are required to be paid prior to an Occupancy permit that this one could also be also be paid prior to issuance of occupancy permit. This is a very good City policy, I applaud you for implementing it.**



24. Prior to the issuance of the building permits and the approval of the final map, Applicant/Developer shall post surety bonds for all public improvements, including but not limited to: driveway approach, sidewalk, curb and gutter, corner ramps, street paving, sewer, water, storm drain, parkway landscaping, street lights improvements and undergrounding of overhead lines. Could this be Prior to the issuance of Public Works / Engineering permits not building permits. The building permits need to be issued as soon as possible to enable the start of construction and comply with the "Pro Housing Pomona" document.

### 3-27-2025 Comments

**Waste Water #3.** Any existing sewer laterals serving the property that are not to be reused shall be cut and capped as close to the sewer main as practicable and no more than five feet (5') from the main. We want to use all the existing sewer laterals and should be allowed to design the sewer system to our choosing and to benefit the development. We need to comply with this request.

### 9-24-2024 Will Serve Letter

**Sewer #1.** The Developer shall conduct a full site survey to identify existing water or sewer services. Any existing service, meter, or lateral that will not be used for service shall be removed or abandoned in place. We want to use all existing sewer laterals and should be allowed to design the sewer system to our choosing and benefit the to development. We need to comply with this request.

Anita & Everyone,

I need to emphasize that this development is on the borderline of being financially un-feasible and un-lendable from a construction lenders perspective because of all the following expenses that come along with developing in the City of Pomona and California, such as; Inclusionary housing fee \$265,563.00, Public Art Requirement fee \$11,000.00, 2% Development Tax \$22,000.00, Solar system requirement \$315,000.00 (even though you only get credit for 40% of the power generated), Low Impact Development (LID) \$140,000.00, and the City's higher than normal city fees and now unrealistic Public Works / Engineering expectations of a development of this size.

If this development was much larger (80-100 units) in size, than all of your additional / requested conditions could be absorbed but remember this development is only 21 units in size, there simply is not enough profit margin at today's home mortgage interest rates to pay for all the requests. The development has to work for both of us to move forward, so I am asking that you please take this into consideration and reconsider some of these unnecessary requirements. Also please review the Pro Housing Pomona attachment, most of my requests are based on this document that Pomona voluntarily joined to be eligible for state grant monies, in return Pomona should have to comply with the conditions that come with this program.

Respectfully Yours,

John Begin / JB Contractors  
133 E. Bonita Ave, Suite 201  
San Dimas, CA. 91773  
Office 909-261-6802, Cell 909-261-6802

**Robles, Diana**

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**From:** Jocelyn Rubio <jocelyn.rubio@ymail.com>  
**Sent:** Monday, July 7, 2025 5:03 PM  
**To:** City Clerk  
**Subject:** Public Comment - July 7, Agenda Item #13

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Sandoval and City Council,

I'm writing to urge you not to end Pomona's contract with LA County Fire.

After the fires we've already seen this year in our county, and the recent sporadic fires in our own city, we cannot afford to risk our safety by downgrading emergency services.

Voters supported Measure PG to protect services like this, not cut them. Please do the right thing. Keep LA County Fire in Pomona. Our families and our community deserve nothing less.

Sincerely,

Jocelyn Rubio-Melendrez  
District 4 Resident

**Robles, Diana**

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**From:** Josue Melendrez <melendrez88@icloud.com>  
**Sent:** Monday, July 7, 2025 6:11 PM  
**To:** City Clerk  
**Subject:** Public Comment - July 7, Agenda Item #13

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Sandoval and City Council,

I'm writing as a concerned resident to ask you to keep LA County Fire in Pomona. Our community depends on their service, and we deserve strong, reliable protection.

Sincerely,

Josue Melendrez  
District 4 Resident  
Sent from my iPhone