

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Monday, April 7, 2025

**Closed Session begins at 5:30 p.m. in the Council Chambers
(City Council will move to the Chuck Bader Conference Room after
Closed Session Public Comment)**

&

7:00 p.m. in the Council Chambers

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.

PLEASE NOTE

The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Members of the City Council.

Members of the City Council and the public are reminded that they must preserve order and decorum throughout the Meeting. In that regard, Members of the City Council and the public are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the City Council or the presiding officer constitutes a violation of these rules.

- The conduct of City Council meetings is governed by the portion of the California Government Code commonly known as the "Brown Act" and by the Pomona City Council Meeting Rules of Procedure.*
- The City Council meeting is for conducting the City's business, and members of the audience must obey the rules of decorum set forth by law. This means that each speaker will be permitted to speak for three minutes to address items that are listed on the City Council agenda or topics which are within the jurisdictional authority of the City.*
- No profanity, personal attacks, booing, cheering, applauding or other conduct disruptive to the meeting will be permitted. Any person not adhering to the Rules of Procedure or conduct authorized by the Brown Act may be asked to leave the Council Chambers.*
- All comments directed to the City Council or to any member of the City Council must be directed to the Mayor (or Vice Mayor if the Mayor is absent).*

We ask that you please respect the business nature of this meeting and the order required for the proceedings conducted in the Council Chambers.

ACCESSIBILITY

The City of Pomona wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's Administration Office at (909) 620-2051 at least 48 hours before the meeting, if possible. Additionally, Listening Assistive Devices are available for the hearing impaired; please see the City Clerk.

Agenda-related writings or documents provided to the City Council are available for public inspection in the Office of the City Clerk and on the City's website www.pomonaca.gov. Persons who have questions concerning any agenda item may call the City Clerk's Office at (909) 620-2341.

SPANISH INTERPRETATION / INTERPRETACIÓN EN ESPAÑOL

If you require Spanish interpretation, a bilingual interpreter is available at Regular City Council meetings and may be available at Special meetings, if necessary.

Si necesita interpretación en español, un intérprete bilingüe está disponible en las juntas regulares del Concejo Municipal y puede estar disponible en juntas especiales, si es necesario.

5:30 P.M.

In the Chuck Bader Conference Room

CLOSED SESSION

Held in the Chuck Bader Conference Room adjacent to the Council Chambers on the south side of the building.

CALL TO ORDER

PUBLIC COMMENT

Any member of the public wishing to address the City Council on any item listed on the closed session agenda will have an opportunity to present testimony to the City Council prior to the City Council convening into closed session. Comments from the public will be limited to three (3) minutes. No member of the public will be allowed to be present once the City Council convenes into closed session.

CLOSED SESSION AGENDA ITEMS

A) PUBLIC EMPLOYEE PERFORMANCE EVALUATION

(Pursuant to Government Code Section 54957(b)(1))

City Manager

B) CONFERENCE WITH LABOR NEGOTIATOR

(Pursuant to Government Code Section 54957.6)

Unrepresented Employee: City Manager

C) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

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

One (1) case

7:00 P.M.

Council Chambers

CALL TO ORDER

CLOSED SESSION REPORT

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

* A Proclamation of the City Council of the City of Pomona Recognizing April 2025 as "DMV/Donate Life Month" in the City of Pomona

Attachments: [April 2025 DMV/Donate Life](#)

* A Proclamation of the City Council of the City of Pomona Recognizing the Week of April

6-12, 2025 as “National Library Week” in the City of Pomona

Attachments: [4.7 National Library Week](#)

- * A Proclamation of the City Council of the City of Pomona Recognizing April 19, 2025 as “Cesar Chavez and Dolores Huerta Community Day” in the City of Pomona

Attachments: [4.7 Cesar Chavez Dolores Huerta Community Day](#)

- * Presentation of Certificates to Participants of the Lincoln Vibrant Communities Teams Program from Claremont Lincoln University
- * A Presentation of Pomona Goddesses to Outgoing Commissioners Who Have Concluded Their Term

MAYOR/COUNCILMEMBER COMMUNICATIONS

Reports on conferences, seminars, and regional meetings attended by Mayor and City Council and announcements of upcoming events, and also items for future City Council consideration as requested by Mayor or Members of the City Council.

Additionally, this is the time for Mayor and City Council to disclose on the record any contributions per Charter Section 1403. This section states “Prior to casting a vote on any contract, permit, or other matter requiring City Council approval where the applicant seeking approval is a person or business entity controlled by that person that has contributed more than five hundred dollars (\$500) within the previous twelve (12) months to a Councilmember’s City election campaign committee, the Mayor or Councilmember receiving such contribution(s) shall disclose on the public record the receipt of said contribution(s).”

CITY MANAGER COMMUNICATIONS

Reports from the City Manager.

PUBLIC PARTICIPATION

Public Participation – At this time, the public is invited to address the Council concerning any items not on the agenda.

Together the City Council members, City staff, and public honor Pomona’s important City meeting values:

- *To speak and to listen to everyone with respect and courtesy;*
- *To honor fairness in our cherished democratic process;*
- *To affirm Pomona’s dedication to lead as a Compassionate City.*

Thank you all for keeping these values and this commitment to act with them ever present in our minds as we proceed with the meeting together. In order to address the City Council, each individual must fill out a speaker card, which is available in the lobby of the Council Chambers. Speaker cards must be completed and turned in to the City Clerk at this time. Only those speaker cards turned in to the City Clerk will be allowed to address the City Council. No late cards will be accepted. Each person should state their name and will be allowed to speak once for three minutes. All speakers and persons in the audience must adhere to the City Council Rules of Procedure and Decorum.

CONSENT CALENDAR

All matters under the Consent Calendar may be enacted by a single motion without separate discussion. If discussion or a separate vote on any item is desired by a Councilmember, that item may be removed from the

Consent Calendar and considered separately. All consent items pulled for discussion will be limited to five minutes. If they are not enacted upon within five minutes, the Mayor will move that Consent Item to the end of the Agenda, after consideration of the public hearings. Any motion relating to an ordinance or a resolution shall also waive the reading of the ordinance or resolution and include its introduction or adoption as appropriate.

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:

March 17, 2025 Regular Meeting Minutes

Attachments: [FINAL MINUTES 03-17-2025.pdf](#)

2. Second Reading and Adoption of Ordinance No. 4355, Amending Pomona City Code Chapter 18 (“Environment”); and Ordinance No. 4358, Amending Chapter 2 (“Administration”), Article X (“Code Enforcement”)

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

- 1) Adopt the following ordinance:

ORDINANCE NO. 4355 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AMENDING POMONA CITY CODE CHAPTER 18 (“ENVIRONMENT”) PERTAINING TO REGULATING THE BUILT AND NATURAL ENVIRONMENT

- 2) Adopt the following ordinance:

ORDINANCE NO. 4358 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AMENDING POMONA CITY CODE CHAPTER 2 (“ADMINISTRATION”), ARTICLE X (“CODE ENFORCEMENT”) PERTAINING TO ADMINISTRATIVE CITATION FINES FOR CODE VIOLATIONS

Attachments: [Staff Report](#)

[Attachment 1 - Ordinance 4355](#)

[Attachment 2 - Ordinance 4355 Exhibit A](#)

[Attachment 3 - Ordinance 4358](#)

[Attachment 4 - City Council Staff Report 3-17-2025](#)

3. Second Reading and Adoption of Ordinance No. 4357, Approving Zoning Code Amendment (CODE-001403-2024) Establishing New Sign Regulations in the Pomona Zoning and Development Code Section 630 (“Signs”)

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

ORDINANCE NO. 4357 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING ZONING CODE AMENDMENT (CODE-001403-2024) AMENDING THE POMONA ZONING AND DEVELOPMENT CODE TO REMOVE THE CURRENT SIGN SECTION .1310 AND REPLACE WITH SECTION 630 (“SIGNS”)

Attachments: [Staff Report](#)

[Attachment 1- Draft Ordinance No. 4357](#)

[Attachment 2 - Exhibit A of Ordinance No. 4357](#)

[Attachment 3 - PC Staff Report & Attachments](#)

[Attachment 4 - CC First Reading Staff Report & Attachments](#)

4. Consideration of a Finding of Public Convenience or Necessity (PCN) for an Off-Sale Beer & Wine (Type-20) Alcohol License in Conjunction with an Existing Café Establishment Located at 101 W. Mission Boulevard, Suite 106

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

RESOLUTION NO. 2025-33 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING A FINDING OF PUBLIC CONVENIENCE OR NECESSITY AS REQUIRED FOR AN OFF-SALE BEER AND WINE (TYPE-20) ALCOHOL LICENSE IN CONJUNCTION WITH AN EXISTING CAFÉ LOCATED AT 101 W. MISSION BOULEVARD, SUITE 106

Attachments: [Staff Report](#)

[Attachment No. 2 - PC Staff Report dated 11-13-2024 with attachments](#)

[Attachment No. 3 - Approved PC Reso No. 24-025](#)

5. Approve a Sole Source Agreement with WellTec Services, LLC for Well Liner Replacement at City Water Well 25

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

- 1) Approve a sole source professional agreement with WellTec, LLC for well liner replacement in the total amount of \$323,500; and,
- 2) Authorize the City Manager, or designee, to execute the agreement with WellTec, LLC on behalf of the City and any subsequent documents or amendments, subject to approval as to form by the City Attorney.

Attachments: [Council Report - Approve Sole Source to WellTec](#)

[Attachment No. 1](#)

6. Adopt a Resolution Authorizing the City of Pomona Housing Authority to Increase

Revenue Estimates and Appropriations

It is recommended that the City Council, sitting as the Governing Board for the City of Pomona Housing Authority, take the following actions:

- 1) Adopt the following resolution:

RESOLUTION NO. 2025-48 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, SITTING AS THE GOVERNING BOARD FOR THE POMONA HOUSING AUTHORITY (PHA) AMENDING THE FY 2024-25 OPERATING BUDGET TO INCREASE REVENUE ESTIMATES BY \$1,855,205 AND APPROPRIATIONS BY \$2,311,611 FROM U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FUNDS

Attachments: [Staff Report 4.7.25.docx](#)
[Attachment No. 1 - Resolution No. 2025-48.docx](#)

DISCUSSION CALENDAR

7. Finding of Public Benefit to the Community at Large-Recommended Expenditure(s) and Recap of Expended Funds

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

- 1) Approve the expenditure(s) recommended and make the finding that the community at large will receive a public benefit from the expenditure of funds for the recommended item(s); and,
- 2) Receive and file the recap of final amounts.

Attachments: [FOPB Staff Report](#)
[Attachment](#)

PUBLIC HEARINGS

8. Approve The City of Pomona Housing Authority's Five Year Plan For FY 2025-2030 And Annual Plan For FY 2025-26 For Submission To The U.S. Department of Housing And Urban Development (HUD)

It is recommended that the City Council, sitting as the Governing Board of the City of Pomona Housing Authority, take the following actions:

- 1) Conduct a Public Hearing for the City of Pomona Housing Authority's Five-Year Plan for Fiscal Year (FY) 2025-2030, Annual Plan for FY 2025-26, Moving to Work (MTW) Supplement to the Annual Plan and Administrative Plan to receive testimony and

comments; and,

2) Adopt the following resolution:

RESOLUTION NO. 2025-45 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, SITTING AS THE GOVERNING BOARD OF THE POMONA HOUSING AUTHORITY, APPROVING THE HOUSING AUTHORITY'S FIVE-YEAR PLAN FOR FY 2025-2030, ANNUAL PLAN FOR FY 2025-26, AGENCY CERTIFICATION OF CONSISTENCY WITH THE CONSOLIDATED PLAN, THE CERTIFICATION OF COMPLIANCE WITH THE PUBLIC HOUSING AUTHORITY ANNUAL PLAN AND MOVING TO WORK (MTW) SUPPLEMENT TO THE ANNUAL PLAN AND SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Attachments: [Staff Report \(CC 4.7.2025\).docx](#)
[Attachment No. 1 - Resolution No. 2025-45.doc](#)
[Attachment No. 2 - HUD Form 50075 - 5 Year PHA Plan.docx](#)
[Attachment No. 3 - HUD Form 50075 - HCV - Streamlined Annual](#)
[Attachment No. 4 - HUD Form 50075 - MTW - Supplement to the Annual](#)
[Attachment No. 5 - HUD Form 50077 - SL - Certification by State or](#)
[Attachment No. 6 - HUD Form 50077-ST-HCV-HP - Certifications of](#)
[Attachment No. 7 - HUD Form 50077 - CR - Civil Rights Certification.docx](#)
[Attachment No. 8 - RAB Comments - October 2024.rtf](#)
[Attachment No. 10 - Summary of Changes in the Current Revision](#)
[Attachment No. 11 - Publication Notice of Public Hearing 2025.pdf](#)
[Attachment No. 9 - Admin Plan Eff. April 2025.docx](#)

ADJOURNMENT

The next Regular Meeting will be held on April 21, 2025 in the City Council Chambers, 505 S. Garey Avenue, Pomona, California. Closed Session items will be discussed at 5:30 p.m. The Open Session will commence at 7:00 p.m.

CERTIFICATION OF POSTING AGENDA

I, Rosalia A. Butler, MMC, City Clerk for the City of Pomona, hereby certify that the agenda for the April 7, 2025 meeting of the City Council was posted in City Hall, near the door of the City Council Chambers and the Chuck Bader Conference Room, and on the City's website www.pomonaca.gov on April 1, 2025.

I declare under the penalty of perjury that the foregoing is true and correct.

*/s/ Rosalia A. Butler, MMC
City Clerk*