



City of Pomona

505 S. Garey Ave
Pomona, CA 91766

Regular Meeting Minutes

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

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

Monday, November 3, 2025

7:00 PM

Council Chambers

CLOSED SESSION

A) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

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

Citizens for Amending Prop L, et al. v. City of Pomona, et al.
Los Angeles County Superior Court
Case No. 19STCP00482

B) PUBLIC EMPLOYEE PERFORMANCE EVALUATION

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

City Clerk

C) CONFERENCE WITH LABOR NEGOTIATORS

(Pursuant to Government Code Section 54957.6)

Agency-designated representative:
René Anderson, Human Resources/Risk Management Director

Unrepresented Employee: City Clerk

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 stated there was no reportable action.

PLEDGE OF ALLEGIANCE

Councilmember Canales led the pledge of allegiance.

ROLL CALL

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

MAYOR/COUNCILMEMBER COMMUNICATIONS

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

Vice Mayor Ontiveros-Cole discussed her ride on the Metro A-line from the new Pomona station and encouraged others to check it out for a ride.

Councilmember Lustro announced the upcoming District 5 Area Commander meeting.

Councilmember Martin announced two upcoming turkey drives, one from Assemblymember Michelle Rodriguez and the other from State Senator Susan Rubio. Councilmember Martin expressed thanks to Police Chief Ellis and Public Works Director Meg McWade for the community meeting they hosted. Councilmember Martin also expressed thanks to the PD HEART Unit and to Public Works staff for their work. Councilmember Martin discussed questions about the Pomona Valley Transportation Authority and expressed concerns about speeding and traffic safety in District 1.

Councilmember Garcia announced upcoming community events: Coffee and Conversation with Sate Senator Susan Rubio, the Chalk Art Festival, Second Saturday Art Walk and the Pomona Library's Day of the Dead event.

Councilmember Canales discussed her attendance at various events in the City: Latino/Latina Roundtable's Day of the Dead celebration, Kindness Festival, CommUnity Pull-Up, Toy Drive Car Show and Patria Church turkey give-away event.

Mayor Sandoval attended the Kindness Festival hosted by Compassionate Pomona and the Latino/Latina Roundtable's Day of the Dead event at Urban Lopez Farm. Mayor Sandoval announced upcoming community events: Congresswoman Norma Torres' Veteran Day Cookout at Memorial Park, Metro A-Line ride to an art tour at the Norton Simon Museum, the State of the City, and Brewing a Better Pomona with City Manager Scott and Pomona Police Chief Ellis.

Councilmember Preciado requested the meeting to adjourn in memory of Anthony Duarte, Boardmember of the Hacienda School District in the San Gabriel Valley.

CITY MANAGER COMMUNICATIONS

City Manager Scott announced corrections to Consent Calendar Item No. Three: the correct addresses were 464 E. Eighth St. and 286 E. Fourth St. but were incorrectly listed as both being Fourth St addresses. City Manager Scott also noted there was a memo given to the City Council at the dais, and copies of the memo were available to the public in the lobby. The memo listed some corrections and additions to Discussion Calendar Item No. Twelve.

*Please see attachment to view the memo discussed by City Manager Scott.

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, Office of Assemblymember Michelle Rodriguez, invited the public to attend the upcoming Turkey Drive.

Rocio Andrade Lopez expressed concerns about traffic safety in her neighborhood.

Jeffrey Michaelson discussed the City of Cutahay's ordinance aimed at preventing evictions and discussed organizations donating to political campaign funds.

Benny Ayala announced upcoming Fairplex events: Fall in the Farm and the Generosity on Rocks fundraiser.

CONSENT CALENDAR

MOTION BY MAYOR SANDOVAL, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to approve the entire Consent Calendar except for Consent Calendar Item No. 11, pulled by Mayor Sandoval for comments.

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:

October 6, 2025 Regular Meeting Minutes

MOTION BY MAYOR SANDOVAL, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to approve City Council/Housing Authority/Successor Agency to the Redevelopment Agency Meeting Minutes of October 6, 2025.

2. Amendment to Infosend, Inc. Contract for Printing, Posting, Mailing, Electronic Bill Presentation and Payment Services for City Utility Bills

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

- 1) Approve the extension of services provided by InfoSend, Inc. of Anaheim, California, for the printing, posting, mailing, and electronic bill presentment and payment services for the City of Pomona's utility bills for an additional term of one-year (1) year, with one (1), one-year (1) extension option, for the printing, posting, mailing and electronic bill presentment and payment services (EBPP) for the City of Pomona's utility bills, at the prices bid, plus the actual cost of postage; and
- 2) Authorize the City Manager, to execute an Amendment with InfoSend, Inc. for these services and any authorized extensions, subject to review by the City Attorney.

MOTION BY MAYOR SANDOVAL, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to approve the extension of services provided by InfoSend, Inc. of Anaheim, California, for the printing, posting, mailing, and electronic bill presentment and payment services for the City of Pomona's utility bills for an additional term of one-year (1) year, with one (1), one-year (1) extension option, for the printing, posting, mailing and electronic bill presentment and payment services (EBPP) for the City of Pomona's utility bills, at the prices bid, plus the actual cost of postage; and authorize the City Manager, to execute an Amendment with InfoSend, Inc. for these services and any authorized extensions, subject to review by the City Attorney.

3. Adopt a Resolution Authorizing the City of Pomona Housing Authority (PHA) to accept Tri-City Mental Health Services Act Funding for the Development of Affordable Housing, Totaling, \$4,448,850

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

- 1) Adopt the following resolution:

RESOLUTION NO. 2025-122 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, SITTING AS THE GOVERNING BOARD OF THE CITY OF POMONA HOUSING AUTHORITY APPROVING THE ACCEPTANCE OF A TRI CITY MENTAL HEALTH SERVICES ACT FUNDING, TO RECEIVE FUNDING TOTALING \$4,448,850, AMENDING THE FY 2025-26 BUDGET BY AND APPROPRIATING FUNDS IN THE SAME AMOUNT

- 2) Authorize the Executive Director of the Housing Authority or her designee to execute the contracts and other documentation requested for acceptance and implementation of the grant award.

Public Speaker Jeffrey Michaelson expressed concerns and asked questions about the item.

MOTION BY MAYOR SANDOVAL, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to adopt Resolution No. 2025-122 and authorize the Executive Director of the Housing Authority or her designee to execute the contracts and other documentation requested for acceptance and implementation of the grant award.

4. Approval of the Public Highway At-Grade Crossing Agreement with Union Pacific Railroad Company (UPRR) for San Antonio Avenue

It is recommended that the City Council authorize the City Manager or designee to execute the Public Highway At-Grade Crossing Agreement with Union Pacific Railroad Company for San Antonio Avenue, and any extensions or amendments thereto, subject to review by the City Attorney.

MOTION BY MAYOR SANDOVAL, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to authorize the City Manager or designee to execute the Public Highway At-Grade Crossing Agreement with Union Pacific Railroad Company for San Antonio Avenue, and any extensions or amendments thereto, subject to review by the City Attorney.

5. Agreement with Los Angeles County Metropolitan Transportation Authority to Provide Proposition C Funding and Appropriate Funding to "Street Rehabilitation - Districts 2 and 3," Project No. 428-2590-XXXXX-67935

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

- 1) Enter into a Fulfillment Agreement of Proposition C Funds with Los Angeles County Metropolitan Transportation Authority (Metro) for the provision of \$458,569 of Proposition C funds to the City of Pomona; and
- 2) Adopt the following resolution:

RESOLUTION NO. 2025-127- A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AMENDING THE FY 2025-26 CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET BY INCREASING REVENUE ESTIMATES AND APPROPRIATIONS BY A TOTAL OF \$458,569 OF LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY PROPOSITION C FUNDING AND APPROPRIATING THIS FUNDING TO "STREET REHABILITATION - DISTRICTS 2 AND 3," PROJECT NO. 428-2590-XXXXX-67935

- 3) Authorize the City Manager, or designee, to execute the agreement and any subsequent documents or amendments, subject to approval by the City Attorney.

MOTION BY MAYOR SANDOVAL, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to enter into a Fulfillment Agreement of Proposition C Funds with Los Angeles County Metropolitan Transportation Authority (Metro) for the provision of \$458,569 of Proposition C funds to the City of Pomona; and adopt Resolution No. 2025-127; and authorize the City Manager, or designee, to execute the agreement and any subsequent documents or amendments, subject to approval by the City Attorney.

6. California Department of Housing and Community Development Annual Progress Report for the 2024 Reporting Period

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

- 1) Receive and file the 2024 Annual Progress Report; and
- 2) Direct staff to submit the report to California Department of Housing and Community Development and the Governor's Office of Planning and Research.

MOTION BY MAYOR SANDOVAL, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to receive and file the 2024 Annual Progress Report; and direct staff to submit the report to California Department of Housing and Community Development and the Governor's Office of Planning and Research.

7. Approve Resolutions to Increase the Maximum Tow and Storage Rate Schedule for City-Initiated Tows; and Provide Notice of Intent to Extend Non-Exclusive Towing Franchise Agreements for City-Initiated Tows and Set A Public Hearing to Introduce An Ordinance Approving the 3-Year Extensions of the Current Non-Exclusive Franchises

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

RESOLUTION NO. 2025-125 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING THE MAXIMUM ALLOWABLE TOW AND STORAGE RATE SCHEDULE FOR CITY-INITIATED TOWS

RESOLUTION NO. 2025-126 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, DECLARING ITS INTENT TO EXTEND THE CURRENT NON-EXCLUSIVE TOWING FRANCHISES FOR CITY-INITIATED TOWS FOR A THREE-YEAR TERM AND SETTING THE DATE FOR THE PUBLIC HEARING TO INTRODUCE AN ORDINANCE APPROVING THE EXTENSIONS OF THE CURRENT NON-EXCLUSIVE FRANCHISES

MOTION BY MAYOR SANDOVAL, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to adopt Resolution No. 2025-125 and Resolution No. 2025-126.

8. Approval of "Bike Path - San Jose Creek" Multi-Modal Project Concept

It is recommended that the City Council approve the "Bike Path - San Jose Creek," Project No. 428-2590-XXXXX-58072 project concept.

MOTION BY MAYOR SANDOVAL, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to approve the "Bike Path - San Jose Creek," Project No. 428-2590-XXXXX-58072 project concept.

9. Approving Funding of \$75,000 to the Pomona Economic Opportunity Center (PEOC) in accordance with the Defined Disbursement Schedule

It is recommended that the City Council approve funding for the Pomona Economic Opportunity (the "PEOC") for FY 2025-2026 in the amount of \$75,000 to be disbursed in four equal payments of \$18,750 at the end of each quarter after receipt of the respective Quarterly Reports.

MOTION BY MAYOR SANDOVAL, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to approve funding for the Pomona Economic Opportunity (the "PEOC") for FY 2025-2026 in the amount of \$75,000 to be disbursed in four equal payments of \$18,750 at the end of each quarter after receipt of the respective Quarterly Reports.

10. Approve the Re-Appointment of One Police Oversight Commissioner Pursuant to Section 806 of the Charter of the City of Pomona

It is recommended that the City Council approve the re-appointment of one (1) commissioner, applicant Brian C. Brooks, to the Police Oversight Commission pursuant to Section 806 of the City Charter.

MOTION BY MAYOR SANDOVAL, SECOND BY COUNCILMEMBER GARCIA, CARRIED 7-0, to approve the re-appointment of one (1) commissioner, applicant Brian C. Brooks, to the Police Oversight Commission pursuant to Section 806 of the City Charter.

11. Approving Games Agreement with Los Angeles Organizing Committee for the Olympic and Paralympic Games 2028 d/b/a OCOG

It is recommended that the City Council approve the Games Agreement with the Los Angeles Organizing Committee for the Olympic and Paralympic Games 2028 (OCOG) to be effective on the date of the last signature set forth in the Agreement by the Parties (for the City, Mayor and City Manager, with City Attorney to Form and City Clerk to Attest) and remaining in effect until the earlier of (i) the date the OCOG ceases to exist; (ii) the date of the express written agreement of each of the Parties hereto to terminate this Games Agreement, and (iii) the date this Agreement is terminated in accordance with Section 25 of the Agreement.

Mayor Sandoval gave comments about the excitement of staging the future cricket Olympic games in Pomona.

Vic Nol, Director of City Relations for LA28, shared comments thanking the City for welcoming them and expressed looking forward to the collaboration in the region for the Olympic games.

Mayor Sandoval gave further comments about the item.

MOTION BY MAYOR SANDOVAL, SECOND BY COUNCILMEMBER PRECIADO, CARRIED 7-0, to approve the Games Agreement with the Los Angeles Organizing Committee for the Olympic and Paralympic Games 2028 (OCOG) to be effective on the date of the last signature set forth in the Agreement by the Parties (for the City, Mayor and City Manager, with City Attorney to Form and City Clerk to Attest) and remaining in effect until the earlier of (i) the date the OCOG ceases to exist; (ii) the date of the express written agreement of each of the Parties hereto to terminate this Games Agreement, and (iii) the date this Agreement is terminated in accordance with Section 25 of the Agreement.

DISCUSSION CALENDAR

- 12.** First Reading of Ordinance 4359 Amending the City Code by Adopting the Rent Stabilization and Eviction Control Ordinance of 2025

It is recommended that the City Council introduce, waive further, and give first reading to the following ordinance:

ORDINANCE NO. 4359 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, ADOPTING THE RENT STABILIZATION AND EVICTION CONTROL ORDINANCE OF 2025

*Please see attachment for emails and letters submitted regarding this item.

Tara Matthews from RSG Consultants gave the staff presentation.

The following public speakers expressed opposition to the item:

Kristie Kercheval
James Kercheval
Jesus Rojas

The following people submitted non-speaker cards to oppose the item:

Debra Benton
Robert Kasner

The following public speakers expressed support for the item:

Xiomara Barrera	Claudia Bautista
Larry Rivas	Maria Garcia
Jose Gonzalez	Hilda Osorio
Debra Mendez	Alexis Nava

Public Speaker Jeffrey Michaelson requested innovative ways to bring affordable housing to residents.

Public Speaker Yesenia Miranda Meza requested discussion on the item be suspended and raised transparency concerns.

Public Speaker Evelia Rocha expressed dissatisfaction with the sunset date of the proposed ordinance.

Public Speaker Maria Garcia expressed support for the item but expressed dissatisfaction with the sunset date of the proposed ordinance.

Public Speaker Hilda Osorio expressed dissatisfaction with the sunset date of the proposed ordinance.

Councilmember Garcia expressed support for the item and expressed hopes for a future rental inspection program.

Councilmember Lustro discussed the financial constraints facing the City and expressed support for the item.

Councilmember Canales expressed support for a future rental inspection program and asked questions about mediation processes.

Councilmember Preciado asked questions about the item and expressed support for the item.

Councilmember Martin asked questions about the item and expressed support for a future rental unit inspection program.

Vice Mayor Ontiveros-Cole asked questions about the item and expressed concern for the relocation assistance fee amounts.

Mayor Sandoval gave comments about State law pertaining to tenants and expressed support for stable housing.

MOTION BY MAYOR SANDOVAL, SECOND BY COUNCILMEMBER GARCIA, CARRIED 4-2-1 (COUNCILMEMBER MARTIN AND COUNCILMEMBER CANALES OPPOSED, VICE MAYOR ONTIVEROS-COLE ABSTAINED), to introduce, waive further, and give first reading to Ordinance No. 4359.

Mayor Sandoval called a recess at 9:00 p.m.

Mayor Sandoval resumed the meeting at 9:06 p.m.

Mayor and Councilmember Communications were heard at this time.

ADJOURNMENT

The City Council meeting adjourned in remembrance of Anthony Duarte at 9:24 p.m. on November 3, 2025.

Respectfully submitted,

ATTEST:

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

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



THE CITY OF
POMONA
MEMORANDUM

DATE: November 3, 2025

TO: Honorable Mayor & Members of the City Council

FROM: Anita D. Scott, City Manager

BY: Beverly Johnson, Neighborhood Services Director

SUBJECT: Amendment/Correction to Discussion Item No. 12 – Update of Ordinance 4359

Attached is the revised red-lined Ordinance 4359 for discussion at the City Council meeting on November 3, 2025, item No. 12. The following items reflect proposed revisions that were not included in the published agenda packet.

- 1) Page 5, Section 30-574 (c)(3) – Section referenced rental registry which was removed from Ordinance 4359.
- 2) Page 6, Section 30-576 (b)(4) – Landlords will be required to submit a copy of unlawful detainer actions filed in court to the City within ten (10) calendar days after service on the Tenant.
- 3) Page 17, Section 30-578 (h) – The Mediation Program is not the process for resolving formal rent stabilization petitions, but rather pertains to the City's sub-contracted voluntary mediation services program.
- 4) Page 17, Section 30-579 (a) – Maximum fine will be determined by Council Resolution allowing the possibility of increased administrative fines.

If you have any questions or concerns with this amendment, please contact the City Clerk's Office at (909) 620-2341.

Thank you.

Attachment No. 1 – Ordinance 4359

ORDINANCE NO. 4359

RENT STABILIZATION AND EVICTION CONTROL ORDINANCE OF 2025

Be it ordained by the Council of the City of Pomona as follows:

The following is hereby added as DIVISION 4 OF ARTICLE VIII OF CHAPTER 30 OF SUBPART A – GENERAL ORDINANCES:

Section 30-571 ENACTMENT.

This Division enacts the City of Pomona's Rent Stabilization and Eviction Control Ordinance of 2025.

Section 30-572 FINDINGS AND PURPOSE.

(a) The residents of the City face economic conditions that lead to housing instability, increases in rent, and substandard living conditions. City residents experience ongoing detrimental effects of a housing shortage throughout Southern California, including high housing costs, limited housing supply, and uncertainty about long-term housing arrangements.

(b) High rent burdens, housing instability, eviction, and displacement effect the health, safety, and welfare of City residents. These effects include job loss, adverse health effects, and negative consequences for children. The effects can be more significant for senior citizens, low income households, persons living on a fixed income, and other vulnerable populations. Advances in technology, including artificial intelligence software, compound the factors leading to high rent burdens, instability, eviction and displacement.

(c) The City finds and declares that rent stabilization and eviction protections are needed to improve public health, safety, and welfare, and that the provisions of this ordinance serve the interest of the City, residents, property owners, and the community as a whole to improve housing stability, prevent displacement, protect against homelessness, and provide rights and remedies for Tenants and Landlords that serve the public interest in regulating the residential rental market.

(d) On August 1, 2022, the City enacted Urgency Ordinance No. 4320 for the purpose of adopting rent stabilization and eviction protections. On April 17, 2023, the City enacted Urgency Ordinance No. 4329 for the purpose of adopting provisions for relocation assistance. Those provisions were codified in Division 4 of Article VIII of Chapter 30A of Subpart A of the City's Municipal Code, which shall be repealed upon this Division 4 going into effect, in accordance with Section 30-587.

(e) The City further finds and declares that this Division is intended to be more protective than state law.

Section 30-573 DEFINITIONS.

(a) "Calendar Day" or "Day" shall mean any day.

(b) "*Capital Improvement(s)*" shall mean an improvement, addition or major repair to a Rental Unit or common areas of the housing complex containing the Rental Unit, providing such new

(m) *"Qualified Tenant"* shall mean any Tenant who on the date of service of the written Notice of Termination is (1) 62 years of age or older; (2) handicapped, as defined in Section 50072 of the California Health and Safety Code, or disabled as defined in Title 42 of the United States Code, Section 423; or (3) who has one or more minor dependent children (as determined for federal tax purposes). The City Council may amend or modify the definition of a Qualified Tenant by adopting a resolution setting forth different or additional criteria.

(n) *"Rent"* or *"Rents"* shall mean the sum of all periodic payments and all nonmonetary consideration demanded or received by a Landlord from a Tenant for the use or occupancy of a Rental Unit, including Tenant's access to and use of Housing Services. Rent includes, without limitation, the fair market value of goods accepted, labor performed, or services rendered. Rent shall not include any amount for utilities which a Tenant is obligated to pay under a Rental Agreement, but which are charged to and paid by a Landlord due to Tenant's breach of the obligation to pay for such utilities, provided that Landlord allows Tenant an opportunity to cure the breach.

(o) *"Rental Agreement"* shall mean a lease, sublease or other oral or written agreement between the Landlord and Tenant establishing the terms and conditions of the tenancy.

(p) *"Rental Unit"* shall mean any dwelling unit as defined in California Civil Code section 1940(c), including joint living and work quarters, located within the jurisdictional boundaries of the City and used for human habitation in consideration of payment of rent, whether or not such use is legally permitted, including accessory dwelling units. For purposes of this Division, a "Rental Unit" shall not include any mobile home subject to Division 3 of this Article VIII, or which meets the definition of California Civil Code § 798.3.

(q) *"Tenant"* shall mean a person entitled, by a rental agreement, or by sufferance, or by this Code or state or federal law, to the use or occupancy of any Rental Unit.

Section 30-574 SCOPE; EXEMPTIONS.

(a) This Division applies to all Rental Units within the City.

(b) Exemptions. The following Rental Units are exempt from this Division 4, provided a valid Notice of Exemption is filed in accordance with subdivision (c) and the Rental Unit remains eligible for the exemption claimed therein.

(1) Transient and tourist hotel occupancy as defined in subdivision (b) of Section 1940 of the Civil Code.

(2) Housing accommodations in a nonprofit hospital, religious facility, extended care facility, licensed residential care facility for the elderly, as defined in Section 1569.2 of the Health and Safety Code, or an adult residential facility, as defined in Chapter 6 of Division 6 of Title 22 of the Manual of Policies and Procedures published by the State Department of Social Services.

(2) All claimed exemptions are subject to approval by the Department based on criteria established in administrative regulations. The Department may require additional documentation or initiate a review to verify eligibility, and exemptions may be subject to periodic re-certification. Any exemption claimed based on false or misleading information may result in revocation and penalties under this Division.

~~(3) If any Rental Unit for which a Notice of Exemption has been filed, and the basis for the exemption no longer applies, the Landlord shall register the Rental Unit as required by Section 30-584.~~

Section 30-575 RENT STABILIZATION.

(a) No Landlord may request, receive, or retain an increase in Rent for a Covered Rental Unit that exceeds five percent (5%) of the highest monthly Rent for that Covered Rental Unit during the twelve (12) months prior to the effective date of the increase. The allowable increase does not carry forward or accumulate.

(b) A Landlord shall not increase Rent more than one time in any twelve (12) month period, including any period of time prior to the effective date of this section. This limitation applies even if a Landlord imposed a rent increase less than the maximum allowed by subdivision (a) of this section or previously authorized by Municipal Code Section 30-574.

(c) Housing service adjustments. A decrease in Housing Services is considered an increase in Rent. A Tenant may petition for an adjustment in Rent based on a decrease in Housing Services under the process set forth in section 30-578 of this Division.

(d) No Rent increase may be imposed on a Tenant if the Landlord's failure to maintain or repair the Covered Rental Unit has caused the Rental Unit to be out of compliance with the implied warranty of habitability or untenantable pursuant to California Civil Code § 1941.1. A Tenant may petition for an adjustment in Rent and reimbursement for overpayment of Rent, based on a Covered Rental Unit's uninhabitable condition or failure to comply with the implied warranty of habitability, under the process set forth in section 30-578 of this Division.

(e) Notwithstanding any other provisions set forth in this Division to the contrary, a Landlord may set an initial Rent for a Covered Rental Unit without restriction at the commencement of a new tenancy where no Tenant is an occupant of the Covered Rental Unit in question. After the Landlord sets the initial Rent for such Covered Rental Unit, the Landlord may only increase the Rent as provided by this Division.

~~obligation with respect to the requirements of this section, or otherwise lead to legal or equitable liability on behalf of the City or the Department.~~

(c) At-fault Just Cause termination. If a Landlord can show any of the following circumstances with respect to a termination of tenancy, the termination will qualify as an At-fault Just Cause termination:

(1) Tenant failed to pay Rent owed under the Rental Agreement within three (3) days of receiving written notice from the Landlord demanding payment as provided in California Code of Civil Procedure section 1161(2);

(2) Tenant violated a material term of the Rental Agreement and did not cure the violation as provided in California Code of Civil Procedure section 1161(3) after receiving written notice from the Landlord of such violation;

(3) Tenant has continued to refuse, after Landlord has provided a written request, reasonable access to the Rental Unit by the Landlord in accordance with California Civil Code section 1954;

(4) Tenant, or Tenant's guest or invitee, is creating or maintaining a nuisance in, or is causing damage to, the Rental Unit, or the appurtenances thereof, or to the common areas of the rental complex, or creating an unreasonable interference with the comfort, safety or enjoyment of any other residents of the rental complex within 1,000 feet outside the boundary line of the rental complex. The term "nuisance" as used herein includes, but is not limited to;

(A) Maintaining a dangerous and unsanitary condition and that condition has not been promptly abated or repaired after written notice to the Tenant from the Landlord and the passage of a reasonable cure period;

(B) Any gang-related crime, any documented activity commonly associated with illegal drug dealing, including complaints of noise, steady traffic day and night to a particular unit, barricaded units, sighting of weapons, drug loitering as defined in California Health and Safety Code section 11532, or other drug related circumstances brought to the attention of the Landlord by other Tenants, persons within the community, law enforcement agencies or prosecutorial agencies. For purposes of this section 30-576, gang-related crime is any crime in which the perpetrator is a known member of a gang, or any crime motivated by gang membership in which the victim or intended victim of the crime is a known member of a gang.

(5) Tenant, or Tenant's guest or invitee, is using the Rental Unit, the common areas of the Rental Unit or rental complex containing the Rental Unit, or an area within 1,000 feet outside the boundary line of the rental complex, to be used for any illegal purpose. The term "illegal purpose" as used herein, includes, but is not limited to:

(A) A violation of the provisions of divisions 10 through 10.7 of the California Health and Safety Code;

iii. The work satisfies requirements for terminating a tenancy to substantially remodel a Rental Unit under California Civil Code section 1946.2 or other applicable state law.

(2) Landlord seeks in good faith to recover possession of the Rental Unit in compliance with the following:

(A) For use and occupancy by:

i. A resident manager, provided that no alternative vacant unit is available for occupancy by a resident manager; except that where a building has an existing resident manager, the Landlord may only evict the existing resident manager in order to replace him or her with a new manager.

ii. Landlord or Landlord's spouse registered domestic partner, children, grandchildren, parents, grandparents, brother, sister, father-in-law, mother-in-law, son-in-law, or daughter-in-law, as a primary place of residence. The Rental Unit must be occupied as the primary residence within three months of the Tenant household vacating the Rental Unit, and the Rental Unit must continue to be occupied as the primary residence for at least 12-months. However, Landlord may use this section to qualify as a No Fault termination only once for a particular person in each rental complex of the Landlord.

iii. A Tenant that requires an occupancy agreement and intake, case management or counseling as part of the tenancy.

(B) A Landlord may not recover possession of a Rental Unit for the reasons set forth in sub-paragraph (A) if:

i. Any Tenant in the Rental Unit has continuously resided in the Rental Unit for at least ten years, and is either: (a) 62 years of age or older; or (b) disabled as defined in Title 42 United States Code section 423 or handicapped as defined in section 50072 of the California Health and Safety Code; or

ii. Any Tenant in the Rental Unit is terminally ill as certified by a treating physician licensed to practice in the state.

(C) A Landlord may recover possession of a Rental Unit for the reasons set forth in sub-paragraph (A) only from a Tenant who is the most recent Tenant, if not protected from termination of tenancy pursuant to the provisions of this section, to occupy a Rental Unit in the building with the same number of bedrooms needed by the Landlord, the Landlord's eligible relative or the resident manager, except that a Landlord may recover possession from a different Tenant if a different unit is required because of medical necessity, as certified by a treating physician licensed to practice in the state.

(3) Landlord seeks in good faith to recover possession of the Rental Unit in order to comply with a government agency's order to vacate, or any other order that necessitates the vacating of

(c) Relocation assistance owed for termination of tenancy based on No-fault Just Cause termination under this section shall not relieve any obligations under the Uniform Relocation Act or California Relocation Assistance Act, or any other required payments imposed by local, state or federal law.

(d) Qualified Tenants who claim eligibility for increased relocation assistance based on qualifications established by the City Council shall provide to the Landlord and file with the Department a statement verifying their eligibility on a form prescribed by the Department and in accordance with procedures established by administrative regulation. If a Landlord disputes a Tenant's eligibility for relocation assistance based on being a Qualified Tenant, the Landlord may file a written request for a determination by the Department. The request shall be submitted on a form prescribed by the Department and received by the Department within twenty (20) calendar days of service of the Tenant's request for relocation assistance based on being a Qualified Tenant. The process for a Landlord to seek the Department's determination of eligibility is voluntary. A Landlord seeking the written determination from the Department shall agree that the Department's decision will be final, and that the Landlord will not commence an unlawful detainer action until a written determination from the Department. The Department shall issue a final written determination within twenty (20) calendar days. If a Landlord does not file a timely request for a determination from the Department, or if the Department determines the termination relates to Qualified Tenants, then the Landlord shall pay the increased relocation assistance.

(e) The entire relocation assistance shall be paid to an Eligible Tenant who is the sole Tenant occupying the Rental Unit. If a Rental Unit is occupied by two or more Eligible Tenants, the relocation assistance shall be divided equally among all Tenants of the Rental Unit. Nothing in this section shall require payment to any occupant who does not meet the definition of "Tenant" under this Division.

(f) A Landlord may deduct from the relocation assistance payable any and all past due Rent owed by an Eligible Tenant during the 12-months prior to termination of tenancy and may deduct from the relocation assistance any amounts paid by the Landlord for any extraordinary wear and tear or damage caused by the Tenant, cleaning, or other purposes served by a security deposit as defined by the rental agreement, to the extent the security deposit is insufficient to provide the amounts due for such costs. This subdivision (f) only establishes a Landlord's right to make deductions from relocation assistance based on amounts that a Tenant is lawfully obligated to pay to a Landlord. Except for the right to make lawful deductions, nothing in this subdivision (f) is intended to or shall be construed as a modification of the rights or obligations of Landlord or Tenants.

(g) After taking into account any adjustments in the amount of the relocation assistance provided herein, the Landlord shall pay one-half of the relocation assistance no later than seven (7) calendar days following service of the notice to a Tenant of the termination and one-half of the relocation assistance no later than seven (7) calendar days after the Tenant has vacated the Rental Unit.

(h) This section shall not apply in any of the following circumstances:

(a) *Petitions for relief from Division.*

(1) Fair Return Petition. If a Landlord desires to increase the Rent for a Covered Rental Unit in an amount greater than allowed by this Division, and the Landlord contends that the limitations on Rent increases will prevent the Landlord from receiving a fair and reasonable return with respect to the operation of the property containing the Covered Rental Unit, the Landlord may file a petition with the Department requesting a hearing. The petition shall be submitted on a form prescribed by the Department and accompanied by sufficient supporting documentation as required pursuant to administrative regulation. The petition will be reviewed for completeness and compliance with applicable requirements, and shall be heard by a hearing officer appointed by the City Manager upon acceptance of the complete petition by the Department.

(2) Capital Improvement Petition. A Landlord may also submit a petition for relief to recoup costs for Capital Improvements. The petition shall be submitted on a form prescribed by the Department and include a description of the Capital Improvement, documentation of the costs, a description of the reasons for the Capital Improvement, and any other supporting documentation required pursuant to administrative regulation. In evaluating the petition, the hearing officer may consider the need for the Capital Improvement, based upon the condition of the Rental Unit or the property, whether prior similar work had been performed, the reasonableness of the costs, and any other matter deemed relevant to the hearing officer or set forth in administrative regulation. The hearing officer's determination on a petition submitted under this sub-paragraph (2) may allow for pass through costs based on a reasonable amortization schedule for recouping the Capital Improvement costs, provided that the amortization shall not result in a monthly pass through cost that exceeds the lesser of (A) ten percent (10%) of monthly Rent or (B) one hundred dollars (\$100).

(3) The Landlord shall mail a copy of the petition by first class mail, postage prepaid, to all Tenants whose rents are the subject of the petition within ten (10) calendar days after the date the petition is accepted as complete. Within fifteen (15) calendar days after the date the petition is accepted as complete, the Landlord shall file a proof of service signed under penalty of perjury stating that a copy of the petition was mailed to all such Tenants. The petition shall include a statement indicating the basis on which the Landlord contends that the limitations of this Division on Rent increases will prevent the Landlord from receiving a fair and reasonable return, together with any evidence that the Landlord wants the hearing officer to consider. The Landlord shall bear the burden of proving by a preponderance of the evidence at the hearing that because of the implementation of this Division, the Landlord is unable to obtain a fair and reasonable return.

(4) A Landlord applying for relief under this subdivision (a) shall be responsible for all costs associated with the Department's review of the petition. Upon receipt of a petition, the City Manager shall determine the anticipated costs of review and if the employment of expert(s) will be necessary or appropriate for a proper analysis of the applicant's request. If the City Manager so determines, the City Manager shall also determine the anticipated costs of employing such expert(s). The resulting figure shall be communicated to the applicant, and the petition shall not be determined complete until the applicant has paid to the Department the estimated cost of the complete analysis and the hearing. The Department will provide the applicant with an invoice of all costs incurred after the review of the petition. Any unused portion of the advance payment for analysis shall be

(B) In the instance of a Tenant's petition filed pursuant to subdivision (b) of this section, upon setting the hearing date, the Department shall send written notice to the Tenant and Landlord of the date, time and place set for the hearing.

(2) At the hearing, the parties shall be given the opportunity to testify, call witnesses and to present evidence concerning the petition.

(3) In the instance of a Landlord's petition, filed pursuant to this section, the hearing officer may hear testimony from the Landlord, Tenants in the affected Covered Rental Units, and other witnesses as determined by the hearing officer.

(4) In the instance of a Tenant's petition, filed pursuant to this section, the hearing officer may hear testimony from the Landlord, Tenants, and other witnesses as determined by the hearing officer.

(5) The hearing officer may continue the hearing and request additional information from the Landlord or Tenant prior to issuing a written decision.

(6) The hearing officer shall have the power to issue orders to keep order and decorum during the hearing.

(7) All hearings conducted by the hearing officer shall be open to the public, provided, however, that the hearing officer may close the hearing or restrict access in accordance with law.

(d) *Hearing continuance.* The hearing officer may, in his or her discretion, grant a continuance of the hearing date upon a request and a showing of just cause by the Landlord or Tenant. The request must be submitted in writing and be received by the Department at least ten (10) calendar days prior to the scheduled hearing, and must include at least three (3) alternative dates and times for rescheduling. Upon receipt, the Department shall forward the request to the hearing officer for consideration. A copy of the continuance request must be served by the party seeking a request to the other party on the same day it is submitted to the Department, either by electronic or personal delivery. In no event shall the continuance be longer than twenty (20) calendar days from the originally scheduled hearing, unless all parties provide written consent to a longer extension. The Department is not responsible for coordinating continuance requests or negotiating hearing dates on behalf of the parties. It is the responsibility of the requesting party to notify the opposing party and coordinate alternative dates. The Department may adopt regulations governing service of a request for continuance involving five (5) or more affected Tenants.

(e) *Evaluation of petitions.*

(1) In evaluating the petitions from a Landlord, the hearing officer shall consider all relevant factors that may potentially impact a Landlord's ability to obtain a fair and reasonable return and shall consider the basis for the calculation of any increase in rent or recouping costs for Capital Improvements. Relevant factors may include, but are not limited to, changes in operating costs attributable to increased utility rates, property taxes, insurance, advertising expenses,

for noncompliance, or assessment of an administrative penalty, may seek judicial review in the superior court pursuant to Government Code section 53069.4 and/or Code of Civil Procedure sections 1094.5 and 1094.6.

(h) *Mediation Program.* The Department may establish a mediation program and administrative regulations that allow for voluntary mediation between Landlords and Tenants. ~~to resolve petitions.~~

Section 30-579 ENFORCEMENT AND ADMINISTRATIVE FINES.

(a) *Administrative citations.* The City is authorized to take appropriate steps to enforce this Division, including conducting investigations of possible violations by a Landlord. The City, in its sole discretion, may choose to enforce the provisions of this Division through the administrative citation process set forth in Municipal Code section 2-1181 et. seq.. Notwithstanding any provision in section 21181 et. seq. to the contrary, each violation of any provision of this Division may be subject to an administrative fine of up to ~~1,000~~ **the maximum as established by law and adopted by Resolution of the City Council**. Each separate day, or any portion thereof, during which any violation of such Division occurs or continues, constitutes a separate violation. The City's decision to pursue or not pursue enforcement of any kind shall not affect a Tenant's rights to pursue civil remedies.

(b) *Administrative appeals and judicial review.*

(1) *Administrative appeal.* Any person who receives an administrative citation may request an administrative hearing before a hearing officer in accordance with section 2-1181 et. seq. of the Municipal Code.

(2) *Judicial review of hearing officer decision.* Any person responsible for payment of a fine may seek judicial review of a hearing officer's decision pertaining to the imposition of an administrative fine in accordance with Municipal Code section 2-1181.

(c) *Civil action.* The City Attorney is authorized to bring a civil action and/or proceeding for violation of this Division or any administrative regulation, rule or guideline promulgated pursuant to this Division for civil penalties, injunctive, declaratory and other equitable relief, restitution and reasonable attorneys' fees and costs and may take such other steps as necessary to enforce this Division.

Section 30-580 CIVIL REMEDIES.

(a) Any Tenant aggrieved by a violation of this Division may bring a civil suit in the courts of the state alleging a violation of this Division. In a civil suit, a Landlord found to be in violation of this Division shall be liable to the aggrieved Tenant. A prevailing Tenant in a civil action shall be awarded attorneys' fees and costs. No administrative remedy need be exhausted prior to filing suit pursuant to this section.

(b) A Tenant may challenge the validity of a Notice of Termination, and a suit for unlawful detainer, based on a Landlord's failure to comply with any or all of the requirements of this Division, including the Landlord's failure to provide the Department with a true and accurate copy of the Notice

adopted Ordinance. Once this Division goes into effect, Urgency Ordinance Nos. 4320 and 4329, as codified in Municipal Code sections 30-571 to 30-582, inclusive, shall be repealed. If the City Council does not adopt the necessary Resolution as stated herein above, this Division shall become inoperative as if repealed and shall not become operative, unless a later enacted Ordinance is adopted.

(b) In the event this Division does not go into effect for any reason, Urgency Ordinance Nos. 4320 and 4329, as those provisions are codified in the Municipal Code, shall remain in full force and effect.

(c) Until the City Council adopts a resolution that modifies eligibility as Qualified Tenants or the amounts of relocation assistance and related conditions for determining those amounts, the eligibility and amount of relocation assistance shall be determined in accordance with Section 30-577, subdivision (b), which is intended to re-enact the amount of relocation assistance required by Urgency Ordinance No. 4329, subject to amendment or modification by resolution adopted by the City Council.

Mark A. Warren
788 Via Santo Tomas
Claremont, CA 91711

VIA Personal Service & US Mail

October 29, 2025

Mayor Tim Sandoval
City of Pomona
505 S. Garey Avenue
Pomona, CA 91766

**Subject: Request to Postpone First Reading of Rent Stabilization Ordinance
Scheduled for November 3, 2025**

Dear Mayor Sandoval,

I respectfully request that the first reading of the proposed Rent Stabilization Ordinance currently scheduled for November 3, 2025, be postponed until the City Council meeting of November 17, 2025.

As of today's date, the proposed ordinance has not been made available to the public. With the meeting only a few days away, there is insufficient time for residents, property owners, or other stakeholders to properly review, analyze, and prepare comments on the document.

Given the magnitude and long-term implications of such legislation, it is both reasonable and necessary to allow adequate public review and transparency before any Council action is taken. A short two-week postponement would ensure the process remains open, fair, and consistent with the City's commitment to public participation and informed decision-making.

Thank you for your consideration of this request.

Respectfully submitted,

Mark A. Warren
Pomona Housing Provider/ Property Owner

cc:

Rosalia Butler, City Clerk
Anita Scott, City Manager
Debra Martin
Victor Preciado
Nora Garcia
Elizabeth Ontiveros-Cole
Steve Lustro
Lorraine Canales

Draft Comments Pomona – Item 12

Jesus Rojas the Apartment Association of Greater Los Angeles (AAGLA) representing rental housing providers in Pomona.

This draft ordinance still contains fatal defects regarding the relocation fee amounts. These amounts were inappropriately included in the urgency ordinance as a quick fix and remain completely unsupported by a cost study or current rental rates in Pomona.

Many of the existing city council members were not on the council at the time of the April 17, 2023 meeting where these relocation fees were intended as placeholders until a cost study could be conducted. Even the Mayor stated at the time, “these numbers are really high”. Staff testified that the relocation fee amounts were copied directly from Los Angeles City’s relocation fees and that Pomona’s rental rates were 33% lower than Los Angeles County. Currently rental rates in Pomona are 37% lower than the City of Los Angeles. So clearly these relocation rates are unreasonably high and must be revised prior to passage of a permanent ordinance.

By allowing these unfair and unfounded relocation fees to persist, the City is preventing owners from making needed major system repairs, reducing the supply of affordable rental housing and worsening overcrowding.

Robles, Diana

From: Jim Kercheval
Sent: Monday, November 3, 2025 5:45 PM
To: City Clerk; mayorandcitycouncil@pomona.gov
Subject: Public Comment – Item #12, Proposed Rent Stabilization and Eviction Control Ordinance (Ordinance 4359)
Attachments: Kercheval_Council_Speeches_Item12.docx

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 Council Members,

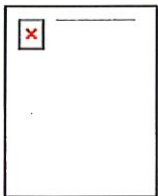
My wife Kristie and I are Pomona residents and small homeowners who rent an ADU on our property. We respectfully submit the attached remarks for your consideration regarding **Item #12 – the first reading of Ordinance No. 4359, the proposed Rent Stabilization and Eviction Control Ordinance of 2025.**

While we fully support fair treatment for tenants, we are concerned that this ordinance would unintentionally harm small, responsible property owners and reduce the very housing supply Pomona has been working to increase. Our comments outline specific fiscal and practical impacts that we believe warrant further study before adoption.

Thank you for receiving these remarks as part of the public record. We also plan to share a brief statement during the public hearing this evening.

Warm regards,
Jim and Kristie Kercheval
Pomona, CA

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jimkercheval

Pomona City Council – Item #12

Proposed Rent Stabilization and Eviction Control Ordinance (Ordinance No. 4359)

Prepared for: Jim and Kristie Kercheval

Meeting Date: Nov 3, 2025

Speech One

Good evening Mayor and Council members. My name is Jim Kercheval, and I'm a Pomona homeowner who rents out a small ADU on our property.

I want to speak in opposition to the proposed Rent Stabilization and Eviction Control Ordinance. I support fairness and tenant protections, but this ordinance goes far beyond what's needed and ends up hurting the very people helping create affordable housing in our city.

First, California law (AB 1482) already caps rent increases and requires just-cause evictions. Pomona is layering on a second set of rules that duplicates the state system but adds new bureaucracy, new fees, and new penalties. The result will be confusion, cost, and lawsuits — not stability.

Second, the so-called exemptions for owner-occupied ADUs aren't real protection. Even homeowners like me must file a "Notice of Exemption," prove eligibility, and face re-certification. One missed form and we're subject to every rule meant for corporate landlords. That's a chilling message to residents who answered the City's call to build ADUs.

Third, the ordinance creates an expensive bureaucracy projected to cost over 1.8 million dollars in the first few years with no plan to fund it after 2026. That's money diverted from public safety and essential services for a program that may sunset in twelve months.

Finally, the relocation fees — up to fifteen thousand dollars — would wipe out a year of income for small owners like us. Those costs won't come out of corporate profits; they'll drive ordinary homeowners out of the rental market and reduce the affordable supply Pomona needs.

I respectfully ask the Council to vote No or delay adoption and study the true impact on small property owners before moving forward. Thank you.

Speech Two

Good evening Mayor and Council members. My name is Kristie Kercheval, and my husband and I live here in Pomona.

We built our ADU a few years ago because the City encouraged residents to create more housing. We invested our savings, rented it at a fair rate, and worked hard to keep it well-maintained. But this ordinance would treat us like corporate landlords and punish families who did exactly what the City asked for.

The relocation fees alone are overwhelming. For a small homeowner, paying six to fifteen thousand dollars to move back into your own property or to house a family member is devastating. Those fees might make sense for large apartment owners — but not for residents renting one unit on their property.

The paperwork and enforcement system are also extreme. We'd have to file exemption forms, respond to City reviews, and face potential fines of a thousand dollars per day for any error. That doesn't build trust; it drives regular people out of the rental market.

What worries me most is the message this sends. Homeowners who stepped up to create new housing now feel targeted. Instead of encouraging partnerships between renters and local owners, the City is creating an adversarial process that benefits no one.

Pomona already has state protections for tenants under AB 1482. What we need are education programs, mediation, and clear communication — not an expensive new bureaucracy that will cost the City nearly two million dollars in its first year.

Please don't rush this. I ask you to vote No or table the ordinance until a small-owner impact study can be done. Let's work together for real housing solutions that keep both renters and homeowners in Pomona.

Thank you.

Robles, Diana

From: Robles, Diana
Sent: Tuesday, November 25, 2025 9:11 AM
To: Robles, Diana
Subject: FW: Suggested Minor Revisions to Ordinance 4359

From: Mark Warren
Sent: Saturday, November 1, 2025 3:01 PM
To: Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Butler, Rosalia <Rosalia.Butler@pomonaca.gov>; Scott, Anita <Anita.Scott@pomonaca.gov>
Cc: svlusto@gmail.com; Lusto, Steve <Steve.Lusto@pomonaca.gov>; Ontiveros-Cole, Elizabeth <Elizabeth.Ontiveros-Cole@pomonaca.gov>; Garcia, Nora <Nora.Garcia@pomonaca.gov>; Preciado, Victor <Victor.Preciado@pomonaca.gov>; Canales, Lorraine <Lorraine.Canales@pomonaca.gov>; Sandoval, Tim <Tim.Sandoval@pomonaca.gov>; Martin, Debra <Debra.Martin@pomonaca.gov>
Subject: Suggested Minor Revisions to Ordinance 4359

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.

To: Sonia Carvalho, City Attorney
City of Pomona
505 S. Garey Avenue
Pomona, CA 91766

Subject: Recommended Revisions to Ordinance No. 4359

Dear Ms. Carvalho,

At the October 20, 2025 City Council meeting, the Council voted to **reject Ordinance No. 4359 in its entirety**. Following the vote, **Mayor Sandoval acknowledged that the primary objection to the ordinance was the inclusion of the rental registry**. With the consent of the Council, he instructed your office to **remove all references to the rental registry** and to return the revised version to the City Council for consideration as soon as possible.

The ordinance currently posted on the City's website still contains references to "registration" or "owner shall register the rental unit." It is recommended that your office **review Section 30-574(c)(3)** and remove all references to "register" or "registration" to ensure consistency with the Mayor's directive.

In addition, **Section 30-578(h)** states that "The department shall establish a mediation program to resolve petitions and disputes arising under this Article." This section should be revised to **clarify that mediation is not the process for resolving formal rent stabilization petitions but rather pertains to the City's general voluntary mediation services** offered by its contractor. This clarification will avoid confusion between the formal petition/hearing process and voluntary mediation.

It is also suggested that **Section 30-574** remove all references to "exemptions" and instead **adopt the same exemptions defined under California's Tenant Protection Act (AB 1482)**. This change would promote consistency with state law, reduce confusion, and resolve the "registration" conflict.

Finally, **Section 30-576** requires landlords to submit copies of all **3-Day Notices to Pay or Quit** served on tenants. This is unnecessary, as such notices are routinely served when rent payments are delinquent and some tenants won't pay until they receive on. Instead, it is recommended that the ordinance **exempt service of 3-Day Notices from this requirement** and require landlords to submit, within ten (10) days of service, **any court-filed unlawful detainer**, including the court name, case number, and proof of service. This would provide the City with **reliable data** relevant to rent stabilization without creating excessive administrative burdens.

Thank you for your attention to these suggested revisions, which are intended to ensure that the ordinance complies with Council direction and aligns with state law while maintaining efficiency and clarity.

Mark Warren

Robles, Diana

From: Robles, Diana
Sent: Tuesday, November 25, 2025 9:19 AM
To: Robles, Diana
Subject: FW: DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY NO ON 4359

From: Denise Paredes
Sent: Sunday, November 2, 2025 10:23 AM
To: Butler, Rosalia <Rosalia.Butler@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Scott, Anita <Anita.Scott@pomonaca.gov>
Subject: DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY NO ON 4359

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 Pomona Officials,

I am a Pomona renter, and I do not want my landlord supplying the city with private details about my home, the number of people living in it, or the rent I pay. That is private information and none of the City's business. Please make this message part of the public record.

Please vote NO on Ordinance 4359.

Sincerely,