

# City of Pomona

505 S. Garey Ave.  
Pomona, CA 91766



## Regular Meeting Agenda

Monday, May 20, 2019

**5:30 p.m. in the Closed Session Room  
&  
7:00 p.m. in the Council Chambers**

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

*Mayor Tim Sandoval  
Vice-Mayor Rubio R. Gonzalez  
Councilmember Victor Preciado  
Councilmember Nora Garcia  
Councilmember Elizabeth Ontiveros-Cole  
Councilmember Steve Lustro  
Councilmember Robert S. Torres*

#### **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.ci.pomona.ca.us](http://www.ci.pomona.ca.us). 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. Please note that if no one requests assistance by 8:00 pm, the interpreter will be dismissed.*

*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. Tenga en cuenta que si nadie solicita asistencia antes de las 8:00 pm, el intérprete será despedido.*

## 5:30 P.M.

*In the Closed Session Room*

## **CLOSED SESSION**

*Held in the City Council 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 APPOINTMENT (Pursuant to Government Code Section 54957(b)(1))**

City Attorney

City Manager

### **B). CONFERENCE WITH LABOR NEGOTIATORS (Pursuant to Government Code Section 54957.6)**

Part Time Unrepresented Employees

Part Time General Employees Unit

Unrepresented Group A and B Employees

Unrepresented Mid-Management Group C-2 Employees

Pomona City Employees' Association, a Chapter of Teamsters Local 1932

Pomona Mid-Management Confidential Employees Association (PMMCEA)

Pomona Police Officers Association (PPOA)

Pomona Police Managers Association (PPMA)

Labor Negotiators: Linda Lowry and Linda Matthews

**7:00 P.M.**

*Reconvene in the Council Chambers*

## **CALL TO ORDER**

## **CLOSED SESSION REPORT**

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

## **PRESENTATIONS**

- A. Certificate of Recognition to Jaime Lepe for 37 Years of Dedicated Service and Leadership in the City of Pomona as the Owner of Mexico Lindo and Mexico Tropical Restaurants
- B. A Proclamation of the City Council of the City of Pomona, County of Los Angeles, State of California, Proclaiming the Week of May 19-25, 2019 as “National Public Works Week” in the City Of Pomona

## **MAYOR/COUNCILMEMBER COMMUNICATIONS**

*Reports on conferences, seminars, and regional meetings attended by Mayor and City Council and announcements of upcoming events.*

## **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 and 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 Meeting Minutes:

October 2, 2017 Meeting Minutes  
November 20, 2017 Meeting Minutes  
December 4, 2017 Meeting Minutes  
December 18, 2017 Meeting Minutes  
February 12, 2018 Meeting Minutes  
March 4, 2019 Meeting Minutes  
April 1, 2019 Meeting Minutes

**Attachments:**     [FINAL MINUTES 10-2-17.pdf](#)  
                              [FINAL MINUTES 11-20-17.pdf](#)  
                              [FINAL MINUTES 12-4-17.pdf](#)  
                              [FINAL MINUTES 12-18-17.pdf](#)  
                              [FINAL MINUTES 2-12-18.pdf](#)  
                              [FINAL MINUTES 3-4-2019.pdf](#)  
                              [FINAL MINUTES 04-01-2019.pdf](#)

2. Amendment of the FY 2018-19 General Fund Operating Budget by Increasing Revenues by \$478,696 and Appropriations by \$311,152 in the Development Services Department to Account for Building and Safety Activity

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

**RESOLUTION NO. 2019-58 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, ADOPTING A RESOLUTION TO AMEND FY 2018-19 BUILDING AND SAFETY OPERATING BUDGET BY INCREASING REVENUES BY \$478,696 AND APPROPRIATION BY \$311,152 TO ACCOUNT FOR BUILDING AND SAFETY ACTIVITY**

**Attachments:**     [Staff Report - Appropriations.docx](#)  
                              [Attachment 1-Resolution 2019-58.doc](#)

3. Second Reading and adoption Code Amendment No. 11576-2019, Amending the Pomona Zoning Ordinance Pertaining to Wayfinding Signs

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

**ORDINANCE NO. 4260 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY**

**OF POMONA, CALIFORNIA, AMENDING THE CITY OF POMONA ZONING ORDINANCE (PZO) SECTION 503-K ("SIGNS"): SUBSECTION B ("DEFINITIONS"), SUBSECTION E ("EXEMPTED SIGNS"), AND SUBSECTION F ("PROHIBITED SIGNS") AS THEY PERTAIN TO WAYFINDING SIGNS**

**Attachments:**     [SecondReadingStaffReport\\_Wayfinding](#)  
                              [Attachment No. 1 - WAYFINDING ORDINANCE](#)  
                              [Attachment No. 2 - Wayfinding Signs Guidelines\\_final](#)

4. Authorize the Exchange of Series AW Taxable Bond Proceeds for Proposition A Funds with the City of Diamond Bar and the City of Hidden Hills and Amend the FY 2018-19 Operating and CIP Budgets

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

- 1) Adopt the following resolution:

**RESOLUTION NO. 2019-60 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AUTHORIZING THE EXCHANGE OF SERIES AW TAXABLE BOND PROCEEDS IN THE AMOUNT OF \$727,500 FOR PROPOSITION A FUNDS IN THE AMOUNT OF \$970,000 WITH THE CITY OF DIAMOND BAR AND TO RECEIVE AND APPROPRIATE \$970,000 OF PROPOSITION A FUNDS IN THE FY 2018-19 OPERATING BUDGET; AMENDING THE FY 2018-19 CIP BUDGET BY UN-APPROPRIATING \$970,000 IN SERIES AW TAXABLE BOND PROCEEDS FROM "POMONA TRANSIT BRIDGE IMPROVEMENTS AND BEAUTIFICATION," PROJECT #428-2590-XXXXX-67927 AND APPROPRIATING \$970,000 FROM PROPOSITION A FUNDS TO THE PROJECT**

- 2) Adopt the following resolution:

**RESOLUTION NO. 2019-61 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AUTHORIZING THE EXCHANGE OF SERIES AW TAXABLE BOND PROCEEDS IN THE AMOUNT OF \$84,000 FOR PROPOSITION A FUNDS IN THE AMOUNT OF \$120,000 WITH THE CITY OF HIDDEN HILLS AND TO RECEIVE AND APPROPRIATE \$120,000 OF PROPOSITION A FUNDS IN THE FY 2018-19 OPERATING BUDGET; AMENDING THE FY 2018-19 CIP BUDGET BY UN-APPROPRIATING \$120,000 IN SERIES AW TAXABLE BOND PROCEEDS FROM "POMONA TRANSIT BRIDGE IMPROVEMENTS AND BEAUTIFICATION," PROJECT #428-2590-XXXXX-67927 AND APPROPRIATING \$120,000 FROM PROPOSITION A FUNDS TO THE PROJECT**

- 3) Authorize the City Manager to execute necessary contracts with the City of Diamond Bar and City of Hidden Hills to complete the exchange.

Attachments:     [Prop A Exchange Staff Report.docx](#)  
                              [Attachment 1 - Prop A Resolution - Diamond Bar](#)  
                              [Attachment 2 - Prop A Resolution - Hidden Hills](#)

## **DISCUSSION CALENDAR**

5. Finding of Public Benefit of the Community at Large: Recommended Expenditures and Recap of Funds

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

- 1) Approve the expenditures recommended and make the finding that the community at large will receive a public benefit from the expenditure of funds for recommended items; and
- 2) Receive and file the recap of final amounts for previously approved projects/activities.

Attachments:     [Staff Report- FOPB](#)  
                              [Attachments 1-4](#)

## **PUBLIC HEARINGS**

6. Introduction and First Reading of Change of Zone (ZONE 10882-2018) as well as Consideration of Conditional Use Permit (CUP 10881-2018) for a Property Located at 1531 and 1533 West Orange Grove Avenue

It is recommended that the City Council open the public hearing and after receiving testimony and public comment, close the public hearing and take the following actions:

- 1) Introduce for first reading the following ordinance:  
**ORDINANCE NO. 4262 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING A CHANGE ZONE (ZONE 10882-2018) TO ADD THE R-1-E, SINGLE-FAMILY RESIDENTIAL OVERLAY DISTRICT TO THE EXISTING ZONING DESIGNATION OF R-1-6,000, SINGLE-FAMILY RESIDENTIAL DISTRICT ON A PROPERTY LOCATED AT 1531 AND 1533 WEST ORANGE GROVE AVENUE**

- 2) Adopt the following resolution:  
**RESOLUTION NO. 2019-57 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT (CUP 10881-2018) TO ALLOW FOR THE CONSTRUCTION OF A NEW 1,652 SQUARE FOOT SINGLE FAMILY STRUCTURE AND TWO-CAR GARAGE, A 704 SQUARE FOOT ADDITION TO AN EXISTING 800 SQUARE FOOT SINGLE FAMILY**

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**RESIDENCE AND NEW SINGLE-CAR GARAGE, AND A 339 SQUARE FOOT ADDITION TO AN EXISTING 1,163 SQUARE FOOT SINGLE FAMILY RESIDENCE ON A PROPERTY LOCATED AT 1531 AND 1533 WEST ORANGE GROVE AVENUE**

**Attachments:**     [Staff Report](#)

[Attachment No. 1 – Draft City Council Ordinance for first reading to](#)

[Attachment No. 2 – Draft City Council Resolution for CUP 10881-2019](#)

[Attachment No. 3 – Public Hearing Notice and 400' Radius Map](#)

[Attachment No. 4 – Planning Commission staff report dated April 24, 2019](#)

[Attachment No. 5 – Location Map and Aerial Photograph](#)

[Attachment No. 6 – Site Photographs](#)

[Attachment No. 7 – Conceptual Project Plans](#)

7. Consideration of a Resolution Approving Conduit Financing for the Mt. San Antonio Gardens Project Under Requirement of the Tax and Equity Fiscal Responsibility Act (TEFRA)

It is recommended that the City Council conduct a public hearing under the requirements of the Tax and Equity Fiscal Responsibility Act (TEFRA) and the Internal Revenue Code of 1986 to receive testimony and comments and, upon concluding the hearing, adopt the following resolution:

**RESOLUTION NO. 2019-59 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY REVENUE BONDS IN A MAXIMUM AGGREGATE ISSUE PRICE OF \$45,000,000 FOR THE PURPOSE OF FINANCING AND REFINANCING COSTS OF IMPROVEMENTS TO AND RELATED WORKING CAPITAL FOR MT. SAN ANTONIO GARDENS AND CERTAIN OTHER MATTERS RELATING THERETO**

**Attachments:**     [Staff Report.docx](#)

[Attachment 1 - Resolution 2019-59.doc](#)

[Attachment 2 - Notice of Public Hearing.doc](#)

**MATTERS INITIATED BY CITY COUNCIL MEMBERS**

*Items for future City Council consideration as requested by Mayor or Members of the City Council*

**ADJOURNMENT**

*The next Regular Meeting will be held on Monday, June 3, 2019, 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 May 20, 2019, meeting of the City Council was posted in City Hall, near the door of the City Council Chambers and City Council Conference Room, and on the City's website [www.ci.pomona.ca.us](http://www.ci.pomona.ca.us) on May 14, 2019.*

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

/s/ Rosalia A. Butler, MMC  
City Clerk