

**Subject:**1198-1236 S San Antonio Ave

**Date:**2017-02-23 11:20

**From:**Hank Fung <[hank@bleeble.org](mailto:hank@bleeble.org)>

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Please include for the record when this project is re-noticed. Thank you.

Dear Planning Commissioners:

As a longtime resident of the City of Pomona, I support the proposed project at [1198-1236 South San Antonio Avenue](#). This project is an appropriate density in the R-2 zone and is appropriate infill development. Opponents' concerns are heartfelt, but the rights of the private property owner to develop quality housing in the City should not be denied.

As stated in the planning commission minutes, the community garden use is a new use and should not affect the rights of other property owners to develop their land. The proposed project is within one half mile of public transit and is adequately served by schools, parks, and infrastructure. This is the kind of development we need to be encouraging regionally. The terms of approval require low impact development improvements to be installed to reduce runoff.

The neighborhood is not a single family neighborhood, as evidenced by the aerial provided by staff. Although adjacent properties may be single family, there are clearly apartment buildings and Planned Unit Developments within 500 feet of the project site, most of which are two stories in height. It is well known that Latinos, the primary ethnic group in South Pomona, have below average net worth compared to whites and Asian Americans. Part of the reason is the lack of home ownership, and as an owner occupied condo development, this project would give families the opportunity to build home equity without having to drive into the Victor Valley or the outer reaches of the Inland Empire. While project opponents cite the benefits of gardening and sustainable food, they fail to note that this project would also improve sustainability and reduce climate change by providing housing closer to jobs.

While gentrification is a regional concern, opponents have provided no evidence that there is gentrification ongoing in the area. There are existing Planned Unit Developments in the area which have existed for ten or more years. The project provides adequate parking, and indeed there is a trend to reduce parking provided to higher density development close to transit, similar to this project. The project is located on streets in the Pomona Bicycle Master Plan and is close enough to businesses and schools where walking or biking could be used for everyday trips, instead of sprawling development types in other cities. On street parking spaces are not the private property of adjacent residents. While there is development going on in Downtown Pomona, townhome type developments such as these provide housing for families who may not feel comfortable

The State of California is moving aggressively to address the housing crisis. This is occurring at all levels, not just in the affordable housing market. Denial of the project will not assist the City in meeting its Housing Element, nor its goals under the

Regional Housing Needs Assessment. State legislators are considering preempting the authority of cities to deny projects if they do not meet their RHNA targets, and these 14 units would help greatly in meeting these goals. It also meets the City's requirements to comply with the SCAG Sustainable Communities Strategy adopted in 2016. Quality projects like this are what we need to have in order to bring new residents to Pomona and improve the business climate in the City.

For these reasons, I support the project and strongly urge the Planning Commission and, should it get appealed, the City Council, to approve the project as recommended by staff.

Sincerely,  
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