

576 Lincoln Ave.  
Pomona, CA 91767

June 15, 2017

City of Pomona  
505 South Garey Avenue  
Pomona, CA 91766

Dear Honorable Mayor and Members of the City Council:

As a longtime resident of the City of Pomona, I strongly support the project at 1198-1236 San Antonio Avenue. As members of the City Council indicated at the June 12, 2017 planning study session, the City needs to attract families who will set roots and patronize City businesses. This project, by providing quality housing that allows homeowners to build equity, would do just that.

I am a registered civil engineer and concur with the staff statement that any shading of the garden is minimal and restricted to the winter months. No additional shade analysis should be required. Urban gardening is desirable, but housing is a human right and garden vegetables are not more important than people's need to live.

In addition, from speaking with the applicant, they have pledged to support the City in funding events and supporting recreational programs in the surrounding neighborhood. While we recognize that no single project will solve the regional housing crisis, the proposed development will help residents of Pomona stay in the city. It helps the City comply with the Regional Housing Needs Assessment and allows the City to receive funding for more transportation improvements under the SCAG Regional Transportation Plan/Sustainable Communities Strategy.

It should also be noted that the Housing Accountability Act implements the state policy "that a local government not reject or make infeasible housing developments" that contribute to meeting the state's housing needs "without a thorough analysis of the economic, social and environmental effects of the action and without complying with subdivision (d)." *Cal. Gov't Code* § 65589.5(4)(b). In *Honchariw v. County of Stanislaus*, 200 Cal. App.4<sup>th</sup> 1066 (2011), the court held that the Act applies to all housing projects, not just affordable projects.

In addition, Section 65589.5(j) of the Housing Accountability Act limits the conditions under which cities can deny developers permits for projects. Specifically, a project can only be denied a permit if it would have a "specific, adverse impact upon the public health or safety" and if there is no feasible method to satisfactorily mitigate or avoid this specific, adverse impact. Quite to the contrary, this project would improve public safety by bringing

residents to a currently vacant lot, and would not impact the public health of surrounding residents. Staff has included all appropriate conditions to enforce regulations relating to air quality and noise mitigation in their conditions of approval.

Project opponents have requested an environmental impact report be required, but I agree with City staff that this project is exempt since it meets existing density requirements. Indeed, the California Environmental Quality Act specifically supports infill projects like this one.

As the seventh largest city in Los Angeles County, Pomona's actions are widely broadcast throughout the region, and we want to maintain a good reputation to support businesses and residences. While some may feel that another claim or lawsuit is a cost of doing business, as a taxpayer I want to see good stewardship to help grow our limited general funds, and approving the project does just that, by bringing new families to spend their time and money in Pomona.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Hank Fung', followed by a long, sweeping horizontal line that extends to the right.

Hank Fung, P.E.

**From:** [Lazzaretto, Mark](#)  
**To:** [Buice, Eva](#)  
**Subject:** FW: Development at 1198 South San Antonio Ave  
**Date:** Thursday, June 15, 2017 5:59:45 PM

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[One more...](#)

**From:** Kathryn Lewis [mailto:kathryn.lws@gmail.com]  
**Sent:** Thursday, June 15, 2017 5:57 PM  
**To:** Lazzaretto, Mark  
**Subject:** Development at 1198 South San Antonio Ave

Dear Mr. Lazzaretto,

My name is Katie Lewis and I am writing to you all regarding a proposed development at 1198 South San Antonio Ave and 1236 South San Antonio Ave, which will come before you for a Public Hearing on Monday, June 19th. This development, as it is currently proposed, would have a negative effect on the garden directly north of it at 1196 South San Antonio Ave. The garden, which is maintained for the benefit of the community by its owner, Rishi Kumar and a non-profit organization, The Growing Club, is an important community and educational resource in the City of Pomona. This garden has positively influenced my life, and its well-being is now my personal concern.

This garden has brought me out to experience and enjoy Pomona on a regular basis, a place that I had rarely visited before. I have learned to love this place and the community through my time spent at the garden. There are not enough urban places growing food, as I'm sure you know, and this one is a truly beautiful model for other cities. Please make the choice to support it this Monday.

Sincerely,  
Katie Lewis