

Petition to Support Caspian Condo project

Undersigned, resident of Pomona fully support the Caspian Condo project located at:

1198 -1236 S San Antonio Ave. Pomona, Ca /This project drastically improves the area and safety of the neighborhood.

Please grant the approval to the above mentioned project.

Name Ana Aulaj Address [REDACTED] phone number (909) 375-9766
Signature [Signature]

Name Maribel Gutierrez Address [REDACTED] phone number 909-753-2125
Signature [Signature]

Name Carlos Hernandez Address [REDACTED] phone number (909) 242-9474
Signature [Signature]

Name Karin Gutierrez Address [REDACTED] phone number 626 676-5425
Signature [Signature]

Name Alex Figo Address [REDACTED] phone number 909 646-2525
Signature [Signature]

Name Sean Pearson Address [REDACTED] phone number 541-990-5733
Signature [Signature]

Name [Signature] Address [REDACTED] phone number 909-354-1475
Signature [Signature]

Name [Signature] Address [REDACTED] phone number 626 467-5626
Signature [Signature]

Name [Signature] Address [REDACTED] phone number 925-354-9155
Signature [Signature]

Name [Signature] Address [REDACTED] phone number 714-547-4570
Signature [Signature]

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ERIC TI
Name _____ Address _____ phone number _____
Signature _____ 408-204-1069

Name _____ Address _____ phone number _____
Signature _____ 909-753-6861

Name _____ Address _____ phone number _____
Signature _____ 909) 855-2940

Henry Caspian
Name _____ Address _____ phone number _____
Signature _____ 909) 517-9879

Emilio Martinez
Name _____ Address _____ phone number _____
Signature _____ 626) 262-1156

★ MAYRA LERON
Name _____ Address _____ phone number _____
Signature _____ 909 766 88-05

Solea Kelly Alejos
Name _____ Address _____ phone number _____
Signature _____ CA 91766/323-517-1565

Sarai Giron
Name _____ Address _____ phone number _____
Signature _____ Pomona CA 91766
909-236 6377

Name _____ Address _____ phone number _____
Signature _____ 760) 498-98-98
Pomona ca 91766

Josefina Telles
Name _____ Address _____ phone number _____
Signature _____ (909) 634 75 63

1723

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^A Anthony Aguirre [redacted] (909) 693-1770
Name Address phone number
Signature Anthony Aguirre

Rena Aguirre [redacted] 909.693.2015
Name Address phone number
Signature Rena Aguirre

Name Address phone number
Signature Mary Munoz [redacted] 909 242-6511

Name Address phone number
Signature Tiffany Masqueda [redacted] 426511
Tome SANCHEZ

Name Address phone number
Signature [redacted] 909/620-8017

Name Address phone number
Signature Alejandro Rodriguez

Yantra Moran [redacted]
Name Address phone number
Signature Yantra Moran

LAURA C DE ANDA
Name Address phone number
Signature Laura C De Anda (909) 629-0348

Rodolfo De Anda
Name Address phone number
Signature Rodolfo De Anda (909) 629-0348

Name Address phone number
Signature Yanely Muiño (909) 397-0465
Jose De Anda (909) 397-0465

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909
Name Marcelina Toral Address [REDACTED] phone number 961 3788
Signature Marcelina Toral

Name Elvia Gonzalez Address [REDACTED] phone number (909) 766 5144
Signature [REDACTED]

Name Stefanny Diaz Address [REDACTED] phone number 909-477-5071
Signature [REDACTED]

Name Kenia Perez Address [REDACTED] phone number 909-2241684
Signature Kenia Perez

Name Danna Baez Address [REDACTED] phone number (909) 670-9449
Signature [REDACTED]

Name Heather Gonzalez Address [REDACTED] phone number (909) 670-9449
Signature [REDACTED]

Name Justyna Haulko Address [REDACTED] phone number (909) 670-9449
Signature Justyna Haulko

Name Alicia Stata Address [REDACTED] phone number (909) 450-3461
Signature Alicia Stata

Name Annamaria Rocha Address [REDACTED] phone number (909) 455-0160
Signature Annamaria Rocha

Name Patsy Navarro Address [REDACTED] phone number (909) 455-0168
Signature Patsy Navarro

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Name Monica Cano Address [REDACTED] phone number (909) 646-2870
Signature [Signature]

Name Guadalupe Lara Address [REDACTED] phone number (909) 675-23-58
Signature [Signature]

Name Raquelina Radko Address [REDACTED] phone number (909) 465-3394
Signature Raquelina Radko

Name Suhelen Amaya Address [REDACTED] phone number (626) 484-7837
Signature [Signature]

Name Ana Gutierrez Address [REDACTED] phone number 909) 469-46-13
Signature Ana Gutierrez

Name Maria G Diaz Address [REDACTED] phone number 909) 235-1244
Signature [Signature]

Name [Signature] Address [REDACTED] phone number 590 62-63
Signature [Signature]

Name Lora Llamas Address [REDACTED] phone number (909) 618-7321
Signature [Signature]

Name [Signature] Address [REDACTED] phone number 909) 618-7321
Signature [Signature]

Name [Signature] Address [REDACTED] phone number 909-764-1854
Signature [Signature]

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Karen Ramirez [redacted] (909) 397-4675
Name [redacted] Address [redacted] phone number
Signature [redacted]

Patricia Alba [redacted] (909) 397-4675
Name [redacted] Address [redacted] phone number
Signature [redacted]

Lidia C. Pineda [redacted] phone number (909) 397-4675
Name [redacted] Address [redacted]
Signature [redacted]

Diana Rivas [redacted] [redacted]
Name [redacted] Address [redacted] phone number
Signature [redacted]

Karla Ramirez [redacted] (909) 242-1417
Name [redacted] Address [redacted] phone number
Signature [redacted]

Tiffany Zelaya [redacted] phone number 626 444-3351
Name [redacted] Address [redacted]
Signature [redacted]

[redacted] [redacted] phone number (626) 638-2875
Name [redacted] Address [redacted]
Signature [redacted]

MARIA GARCIA [redacted] 909 242 95 83
Name [redacted] Address [redacted] phone number
Signature [redacted]

Francisco Robledo [redacted] phone number 909-242-4972
Name [redacted] Address [redacted]
Signature [redacted]

Claudia alcala [redacted] 909-377-8010
Name [redacted] Address [redacted] phone number
Signature [redacted]

Claudia alcala

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MARY MARTINEZ [REDACTED]
Name Address phone number
Signature MM POMONA CA (626) 909-6060

[REDACTED]
Name Address phone number
Signature Dominica de Leon

[Signature] [REDACTED]
Name Address phone number
Signature [REDACTED]

Alicia Ramirez [REDACTED]
Name Address phone number
Signature Alicia Ramirez

Angel Ramirez [REDACTED]
Name Address phone number
Signature A R [REDACTED]

Olivia Soria pomona ca 91766
Name Address phone number
Signature [Signature]

mario Bedolla [REDACTED]
Name Address phone number
Signature M.B pomona ca 91766

Denise Soria [REDACTED] (626) 454-0393
Name Address phone number
Signature [Signature]

Ilda Hernandez [REDACTED] (909) 161-3769
Name Address phone number
Signature Ilda Hernandez

Maria Herrera [REDACTED]
Name Address phone number
Signature [Signature] (909) 210-5486

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Luis CALDERON 909- 622- 3785
Name Address phone number
Signature [Signature] [Redacted] POMONA

MARK DUDA 909 666 3385
Name Address phone number
Signature [Signature] [Redacted]

LORI BELTRAN 909 282 5562
Name Address phone number
Signature [Signature] [Redacted]

Antonio Buenrostro
Name Address phone number
Signature [Signature] [Redacted] 909-623-0123

Roberto
Name Address phone number
Signature [Signature] [Redacted] (909) 618-3425

RUBEN ALCALA
Name Address phone number
Signature [Signature] [Redacted] (909) 397-4800

GEORGE
Name Address phone number
Signature [Signature] [Redacted] 909 865 2724

Juana Morales
Name Address phone number
Signature [Signature] [Redacted] 951-446-4181

Yecmin Acuña
Name Address phone number
Signature [Signature] [Redacted] 6262 93 3229.

TAMM
Name Address phone number
Signature [Signature] [Redacted] A 909-766 8356

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Name Rose Roberto Address [REDACTED] phone number 909-242-4972
Signature Rose Roberto [REDACTED] Pomona Ca 91766
(909) 242-4790

Name Margarita Murillo Address [REDACTED] phone number [REDACTED]
Signature Margarita Murillo [REDACTED]

Name Maria Garibay Address [REDACTED] phone number (909) 682-3292
Signature Garibay [REDACTED]

Name Jennifer Jerez Address [REDACTED] phone number (909) 244-1711
Signature JJ [REDACTED]

Name William Gonzalez Address [REDACTED] phone number 909-241-4110
Signature [REDACTED] [REDACTED]

Name Maria C. Crena Address [REDACTED] phone number (909) 868 9910
Signature [REDACTED] [REDACTED]

Name Louisa Lhu Address [REDACTED] phone number 909-2132 3042
Signature Louisa [REDACTED]

Name Javier Hernandez Address [REDACTED] phone number 909.525.3304
Signature [REDACTED] [REDACTED]

Name Heather Miranda Address [REDACTED] phone number 909.525.3304
Signature [REDACTED] [REDACTED]

Name Raquel Abundia Address [REDACTED] number 909/ 632-14-66
Signature [REDACTED] [REDACTED]

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Paula Oliva
Name Paula Oliva Address _____ phone number _____
Signature Paula

Teresa
Name _____ Address _____ phone number _____
Signature Teresa Castaneda 97 909-634-9161

Bianca
Name _____ Address _____ phone number _____
Signature Bianca Castaneda 909 634 9121

Name _____ Address _____ phone number _____
Signature Isidro Davila 951 218 2513

M
Name _____ Address _____ phone number _____
Signature Mena B 1320 S. San Antonio 909) 634-6167

Cecilia Tapra
Name _____ Address _____ phone number _____
Signature Cecilia

Joe F
Name _____ Address _____ phone number _____
Signature Joe F 909 236 62 69

Name _____ Address _____ phone number _____
Signature B52 S. San Antonio Av. A

Maria Armenta
Name _____ Address _____ phone number _____
Signature Maria Armenta 909 344 0079

Ramon Rosales
Name _____ Address _____ phone number _____
Signature Ramon Rosales 3 44 00 79

Jessica Robledo
Name _____ Address _____ phone number _____
Signature Jessica Robledo Pomona Ca 91766

Dear Honorable Commissioners,

From the comment I submitted at the last Public Hearing and from the multiple letters I have written regarding this development proposal, I believe I have made my opposition to this development quite clear. From all the other Public Comments being submitted tonight, the opposition from the community to this development is also quite clear.

I would like to take this time to now tell you a little about this garden that so many dozens of people tonight are here to protect, so you can more fully understand what is being put at risk by this development project.

This garden is much more than any simple community garden, it is a glowing example of committed individuals coming together to create a bountiful resource to uplift a community. In the past years, this garden has been visited by many hundreds of people, and has had an impact so wide it will be very trying for me to express it in 3 minutes. I will give you just a sampling.

Our garden is connected with Dr. Aaron Fox and Dr. Eileen Cullen at Cal Poly Pomona. Dr. Fox will be conducting a grant-funded study on urban pollinators at our garden. Both Dr. Fox and Dr. Cullen regularly bring their classes to our farm to learn about urban farming.

Earlier this year, our garden was visited by the majority of the Claremont City Council and several Claremont College professors, and we are now working with a large group in Claremont on a proposal to compost a portion of the cities organic waste within the city rather than offloading it onto other cities.

Our garden has been supported for the past two year by the Tri-City Mental Health Services Community Wellbeing Grant. Through these grants, Tri-City has committed \$20,000 to our project, and we expect an additional \$10,000 this year for further development of the garden. They have told us many times that we have been one of their most successful projects.

Earlier this year, we received these two awards, one from the California State Assembly and the other from the California State Senate, through the Los Angeles Regional Agency for the

outstanding work we have done at our garden with composting. The Los Angeles Regional Agency Board, which Pomona is a part of, will be visiting our garden later this month.

Last year, although we are a Pomona-based group, we were recognized by Sustainable Claremont as their Green Organization of the Year. Dr. Freeman Allen, past Vice President of the national Sierra Club, who is here tonight, recommended us for the award.

Just yesterday, I was invited to give a one and a half hour presentation on our garden's work to the annual statewide California Women, Infants, and Children (WIC) conference. I was asked to speak on how urban farms can be resources for Family and Community Health.

Earlier this year, I was invited to speak at the Society for Nutrition Education and Behavior annual conference, the national conference for Certified Nutritionists, on how urban farms can be centers of nutrition in low-income neighborhoods.

Last year, I was invited to give the keynote speech about our work at this garden for the 1st annual Los Angeles Urban Agriculture Summit.

I am recounting all of this to you all, not to boast, but instead to show to you the recognition and pride that our little garden has brought to Pomona. Our garden is being recognized across the board for its community centered work, and I ask that you too now recognize the work we are doing.

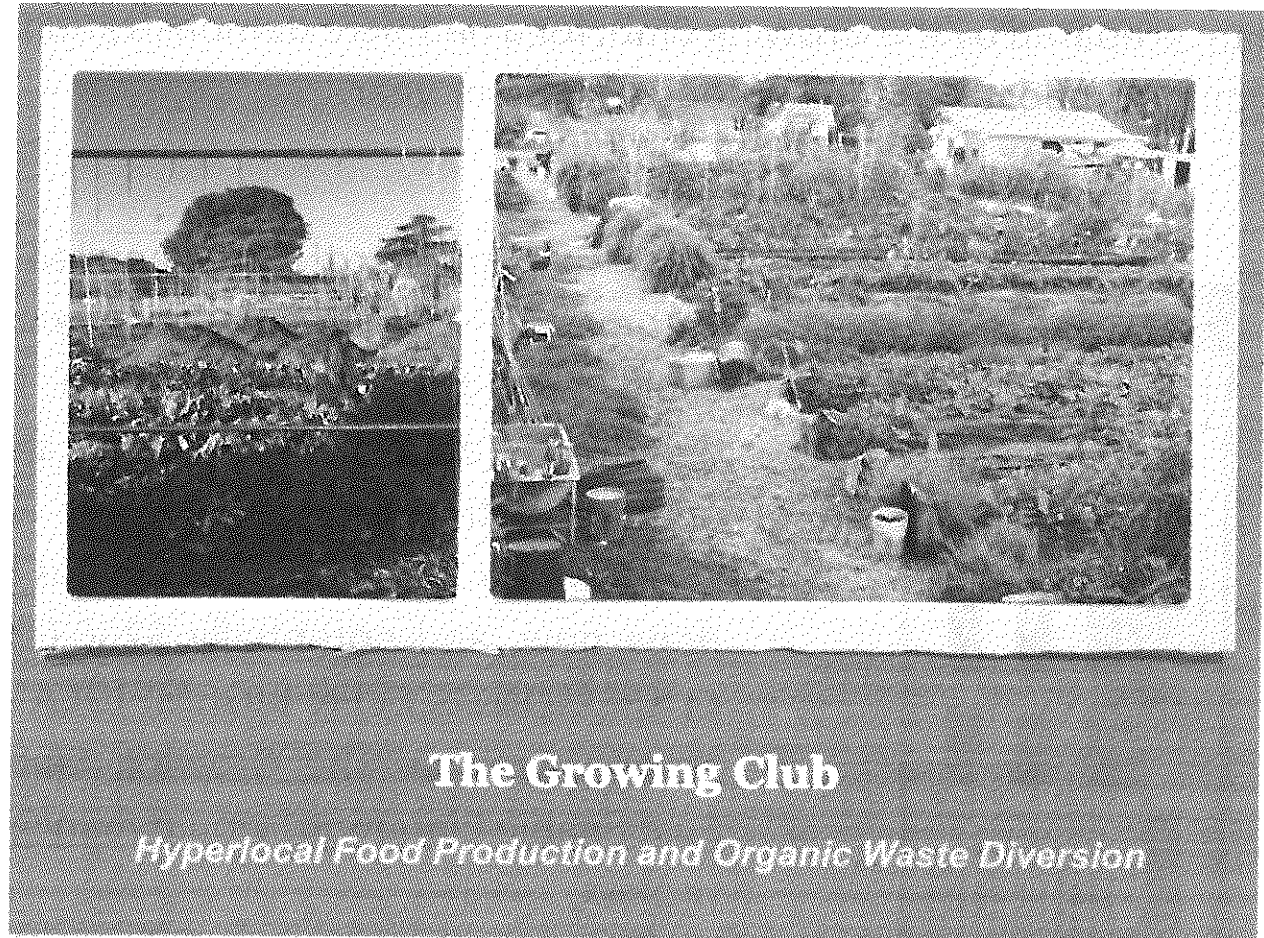
From talking to with the Planning Department and from comments I heard during the previous Public Hearing, I understand that the city is concerned about damaging the investment this developer has made in the city, but I ask you now, what of the investment that the community has made in this garden? What of the countless hours volunteered? The thousands of dollars granted? The past 3 years of my own, my mother's, Elinor's, Lynn's and Katie's work? What is the value of the beauty and the community we have created?

Myself, my roommates, my neighbors, and this community have spoken clearly. This project will be detrimental to the health, safety, peace, and general welfare of the people in this neighborhood, and to the use, valuation and enjoyment of the properties in the vicinity. It is your duty as upholders of the City's Laws and Values to reject this development.

CLAREMONT'S EVEN BIGGER IDEA

ORGANIC WASTE AS A RESOURCE

Claremont must keep its commercial food waste from going to landfills. It's the law, to protect the environment. We are paying to have food waste hauled and used elsewhere. But why not compost it here? It's a valuable resource! That is what the Growing Club is doing in Pomona.



The Growing Club

Hyperlocal Food Production and Organic Waste Diversion

On the half-acre residential lot shown above, across from Washington Park, 15 tons of food waste is composted odor-free each year on 1/30 acre. Vegetables grown with compost as sole nutrient feed 25 families.

We can do that in Claremont! (over)

PLANNING DIVISION

2017 APR 12 AM 10: 21

Elinor Crescenzi
1196 S. San Antonio Avenue
Pomona, CA 91766

April 11, 2017

City of Pomona Planning Commission
505 S. Garey Avenue
Pomona, CA 91766

Re: 1198-1236 S. San Antonio Avenue, Case Nos., CUP-4067-2016 and TTM 4947-2016.

Honorable Commissioners,

I attended the public hearing regarding the proposed Caspian Condos development on January 11, 2017 and have been following closely the documentation produced with regards to this project. After reviewing the staff report for the upcoming public hearing on April 12, 2017, I am dismayed by the staff's report to the planning commission as I feel it fails to address the concerns raised by the community and the commission at the previous public hearing; in addition, it demonstrates a bias towards the interests of the developer which do not reflect the facts.

I am writing this note to you now *ahead of the public hearing for your consideration ahead of the public hearing*. I could not include this message with the information that went out in the staff report earlier this week, because the content of this note is a response to that report.

At the previous public hearing I made a public comment, and although I am glad that the minutes reflect both my opposition to the proposed development and my support of community well-being, I am also dismayed to see my public comment reduced to these few lines:

"...she felt the garden was fundamental to the well-being of the neighborhood and community. She did not feel the proposed development would contribute to the well-being of the City and would obstruct the sunlight required for the garden. She asked the Commission to support the garden and deny the project."

I am including the full text of my previous public comment for your consideration, since it was important to me to convey to the planning staff and commission your role (and duty) to in helping identify and develop spaces which support the goals of the 2012 Healthy Eating Active Lifestyles City Council Resolution.

"Honorable Commissioners,

My name is Elinor Crescenzi, I am a doctoral student at Claremont Graduate University, incoming Chair of the Interfaith Sustainability Council of the Inland Valley, and a resident at 1196 S. San Antonio Avenue—the property that abuts the proposed development along its entire north border.

I moved myself and my family to this property specifically to support my friend, Rishi Kumar, in maintaining his beautiful garden and to assist in making healthy foods and lifestyles accessible to the local community. I did this because I believe these are fundamental to the physical and psychological well-being of myself, my neighbors, and my community.

I oppose the granting of a conditional use permit to Tork, Inc. because the proposed use will not contribute to the general well being of the neighborhood or community as required by Pomona Zoning Code sec. .580B1. This is the case because the project is not wanted in our neighborhood—the vast majority of residents have indicated this is the case based on the size and scope of the project.

In addition, the proposed project is actively detrimental to existing uses which do support the well-being of our neighborhood and community.

The routine examination of the planning division found this project compliant with municipal zoning codes granting a conditional use permit. It is not.

In this particular case, a very special garden exists in the neighboring lot to the north which the proposed project would shade out.

For this reason, the existing project must be given particular, and not routine consideration by the planning commission. Given the warranted consideration, the commission will find that the existing garden uniquely supports community well-being.

As other Pomona Organizations, such as Tri-City Mental Health have found and proactively supported through their community well-being grant, the commission should also find it necessary to protect and preserve the garden in conjunction with the 2012 Healthy Eating Active Lifestyles City Council Resolution. This resolution charges the City of Pomona planners, engineers, community service and community development personnel responsible for the development, design, and use of parks neighborhoods, streets, and business areas to support healthy living—especially through the development of mixed-use space, the creation of new healthy food access points, through increasing access to healthy foods, and identifying healthy food outlets.

The commission and all city personnel should recognize and support the value of this special preexisting garden; and, rather than granting a conditional use permit which destroys the very aims you are charged with protecting—I ask you to look carefully, reflect deeply, and envision the benefits that begin in a garden—a garden which grows

food and friendship—envision the benefits that begin with one garden—this garden—a garden you are responsible for protecting and preserving for me, my neighbors, our community, and our friends far and near.”

My hope was that the planning commission and planning staff would take my reference to the 2012 Healthy Eating Active Lifestyles resolution seriously, as this resolution has great bearing on this particular case. The resolution makes the **planning staff** responsible for planning for healthy eating and active living in the ways I described above.

Since the planning staff is responsible for identifying healthy food access points, I question the integrity with which the staff is carrying out their duties with regards to this project. Many questions ring in my mind:

- Why does the staff repeatedly disregard the standing of the garden at 1196 S. San Antonio as a place where fresh, organic food is grown (over 10,000 pounds last year!)?
- How can the planning staff ignore the educational value of a functional neighborhood garden that is in practice opened to the public to help others learn how to grow their own food?
- Why is there no mention of the impact to the garden in the second planning report to the planning commission?
- Why was no third party evaluation of the shade analysis ordered by staff to compare those provided by the community and the developer?
- Why was the developer’s analysis taken as the correct one, when there is an obvious conflict of interest?
- Why are the impacts of a large scale construction project (and all the toxic dust that will blow over onto our vegetables) next door to an organic farm not considered as affecting the health, safety and well-being of the community?
- Why are the impacts of a large scale construction project next door to a place where citizens are growing their own food not considered as reducing the existing value and preventing the existing use of the neighbors where we live?
- Why were the numerous concerns raised in the letter submitted by Rishi Kumar, drafted jointly between he and I, and attested to by over 40 Pomona residents, not addressed by the planning staff or commission?

I personally would like to see a staff report which fairly addresses the concerns raised at the previous public hearing, of which the planning staff was apprised of a number of—in writing—by January 5, 2017 (more than 3 months ago).

For example, the staff should make a recommendation to the planning commission on the basis of their independent findings in relation to:

- An impartial shade analysis examining the effect of the proposed design on the existing agricultural use, along with estimates of loss of valuation to the existing use (on two properties) caused by shading of the proposed use

- An impartial environmental analysis of the risk of contamination from construction dusts, liquids, and solids to the 2 neighboring *organic* gardens, along with recommendations for legally binding conditions for the developer to control and minimize such damages
- An impartial environmental analysis of the risk to the historic tree near the property line between 1196 and 1198 S. San Antonio, recommendations for how to best protect the tree whether this be by proposing legally binding conditions for use of heavy machinery during construction, for building and wall setbacks from the root zone, which extends significantly into the proposed development, or recommendations not to allow anything other than the zoning's allowed density
- An environmental review of infill developments in relation to ground water infiltration
- The challenge to the validity of the CEQA exemption
- The proposed project's beneficial and detrimental impacts to community well-being
- The particular value of the specific site and the best use of the land in question—*for the city*, not for the developer.

The planning staff's notes remain brief, and essentially unchanged from January, in relation to criteria which the city must speak to in order to grant the proposed CUP or TTM—such as the well-being impact and CEQA exemption. This is true despite both written objections and numerous public comments indicating concern with the city's previous staff report to the planning commission on this matter. The city's disregard of the public's concerns is also reflected in the drafted resolutions to accept or deny the CUP and TTM, which contain only the reasoning for acceptance on both documents and not the reasoning for denial on the denial draft.

The city staff should look into the public's concerns and make statements in the new planning report with their findings (encountered through due diligence!) which speak clearly, specifically, and directly to the concerns raised.

Finally, the developer's new proposal does not take into account these specific requests made by the planning commissioners during the first public hearing, which are recorded in the minutes:

"Chair Hemming requested a condition be included addressing protection of the tree."

I see no clear provisions for the protection of the historic tree located in the front yard of 1196 S. San Antonio. I see a project design that remains largely unchanged especially in the region near the tree, including walls that come within a few feet of the trunk of the tree and large buildings which will be placed in the root zone of the tree.

"Commissioner Juarez stated he felt there was a density issue. He felt he could support the proposed project if it was redesigned with lower density as green space and organic farming was important."

I see no real changes with regard to density. The developer has "reduced density" by removing a closet from a bedroom in 9 units and calling this bedroom a "loft", then claiming that there are 9 3-bedroom units and 5 4-bedroom units, instead of 14 4-bedroom units "originally" proposed. However, the units have in truth remained unchanged in their square footage; in the way they would be viewed by prospective buyers and residents; and, in the number of people who would attempt to live in the homes. There was no meaningful or authentic revision of the proposal intended to reduce

the number of units, nor was there one intended to meaningfully reduce the number of cars that would be associated with each unit and therefore reduce impact on the neighborhood.

"Commissioner Grajeda stated he felt the proposed project could be worked out as both parties seemed agreeable to compromise. He felt a redesigning to one story units would solve the problem."

There was no revision of the units to make them shorter, or reduce the size, or number to accommodate one story units on the north or east sides of the lot.

I hope the planning commission can take these questions and concerns that I have raised into consideration alongside the report prepared by city staff, before heading in to the second public hearing regarding this matter. I also hope, in the future, the city staff can be more mindful of apprising the planning commission in their staff report of facts and details acquired through due diligence that speak to concerns raised by the public. Finally, I hope the planning commission will direct the staff to obtain impartial information with regards to the public's concerns as a general practice intended to improve the discourse around city planning and development and ensure that the planning commission is indeed equipped to make the best decisions for the city.

Respectfully submitted,



Elinor Crescenzi

Resident

1196 S. San Antonio Avenue
Pomona, CA 91766

I am currently distributing copies of a comparison between the two shade analyses submitted prior to this Public Hearing.

These documents show at minimum, the inaccuracy of the shade analysis completed submitted by Tork Inc, and at maximum intentional deception by Tork Inc. of the Planning Commission, the Planning Department, and the public.

The shade analysis submitted by Tork Inc is shown on each page on top, and the analysis completed on behalf of Mr. Rishi Kumar on bottom.

Each page of this comparison shows that the shade analysis submitted by Tork Inc. is inaccurate according to their own software. On each page, you will notice a diagram showing the sun's position in the sky during the date and time provided. For example, on Jan. 1 at 9am, Tork Inc's analysis shows that the Sun's position should be nearly directly Southeast. According to basic physics and common understanding, the shadow of the buildings should therefore fall nearly directly Northwest, as shown in the analysis submitted by Mr. Kumar. Instead, the analysis submitted by Tork Inc. shows the shadow of the buildings falling slightly Northeast.

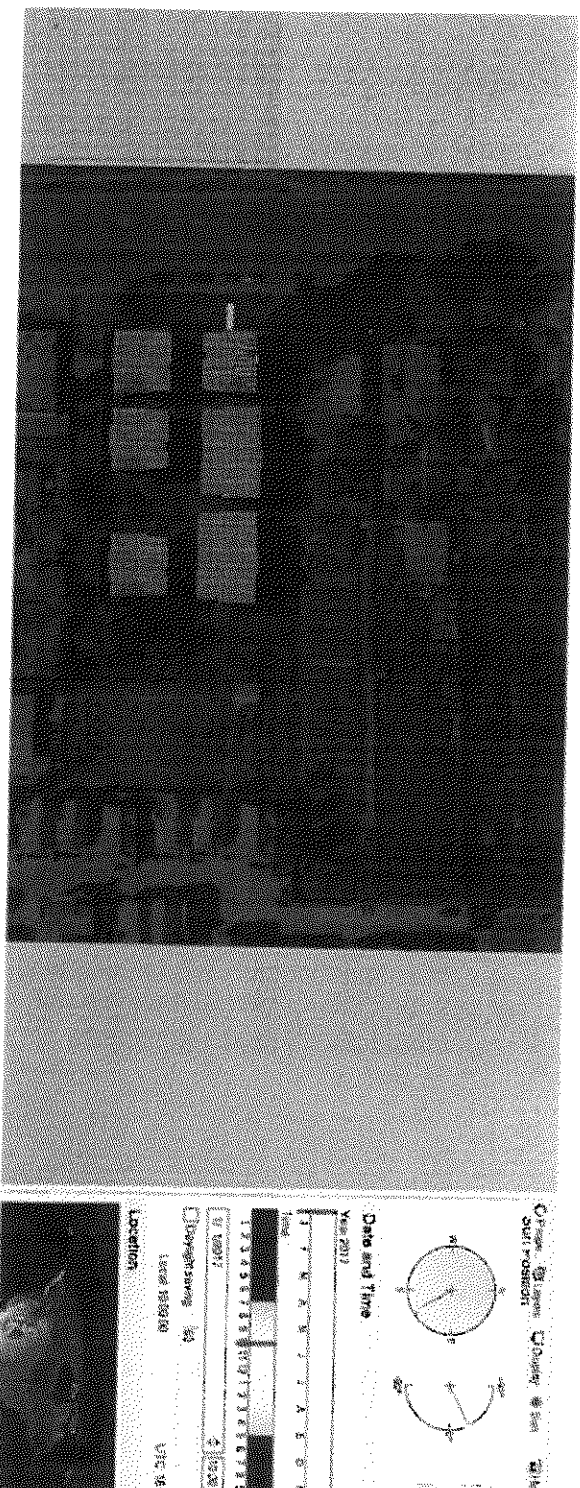
Subsequent comparisons on the document provided will make obvious that EVERY diagram submitted by Tork Inc. is incorrect. Since the diagrams on Tork Inc's submitted analysis show the correct position of the sun at each date and time, but show INCORRECT direction of shadow, we must make either one of two conclusions:

- 1) Either Tork Inc. incorrectly calibrated their software and provided a completely inaccurate shade analysis
- 2) Or Tork Inc. INTENTIONALLY falsified the shade analysis to show that no shadow would fall on the properties of Mr. Rishi Kumar to the North and Mr. and Mrs. Barkman to the East.

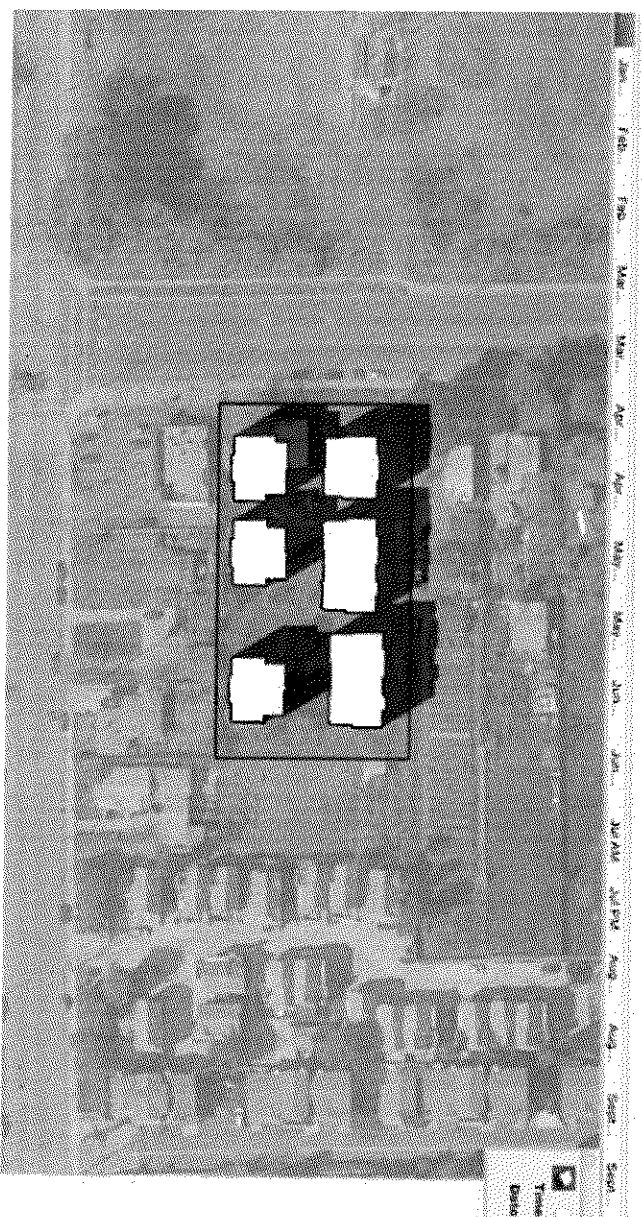
Since the sun angle diagrams shown on the analysis by Tork Inc. DO correlate to the shadow directions shown on the analysis provided by Mr. Kumar, we should assume that the shade analysis provided by Mr. Kumar is correct and accurate.

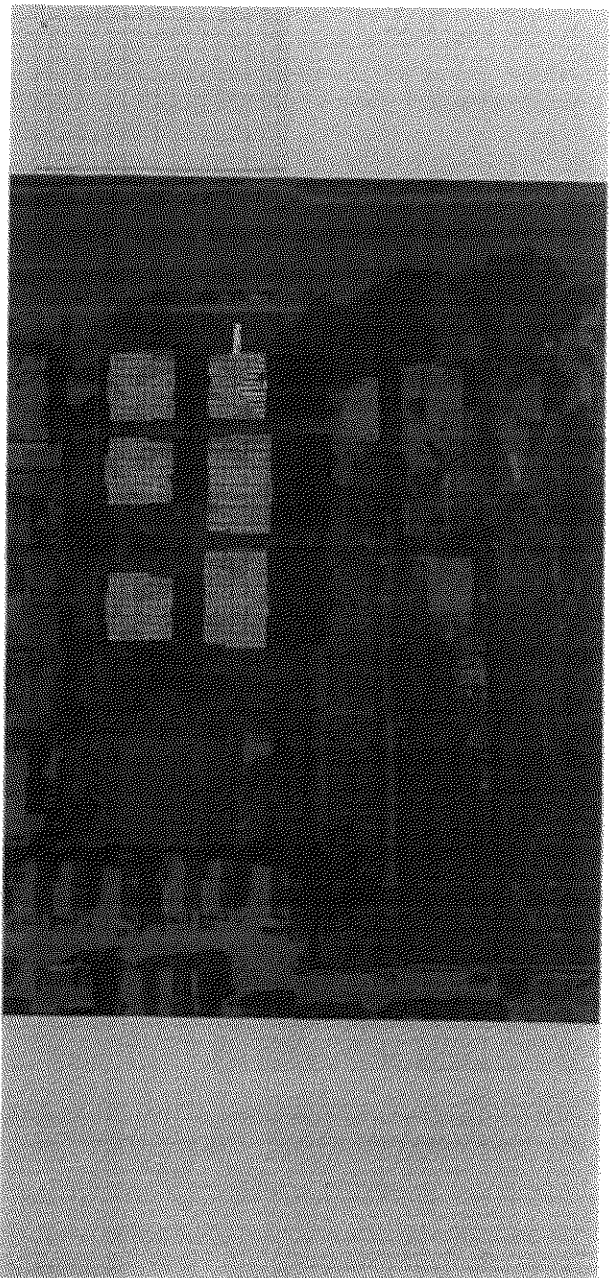
This shade analysis shows that shadows WILL fall on the properties of Mr. Kumar and Mr. and Mrs. Barkman, causing a detriment to their use, valuation, and enjoyment of their respective properties.

Mr. Kumar will be happy to answer any questions about the shade analysis he provided.



Jan. 1 10am





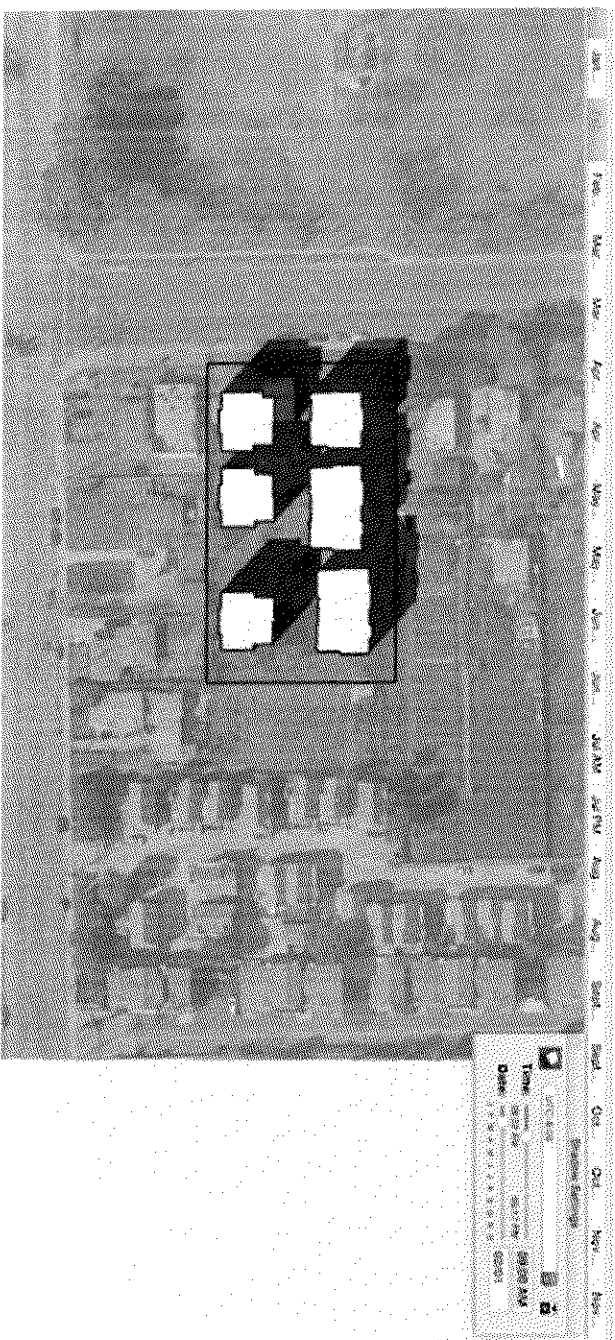
☐ High ☒ Low ☐ Day ☒ Night ☐ Map ☐ Home
 Sun 1/1/2017

Altitude: 11.5
 Azimuth: 227

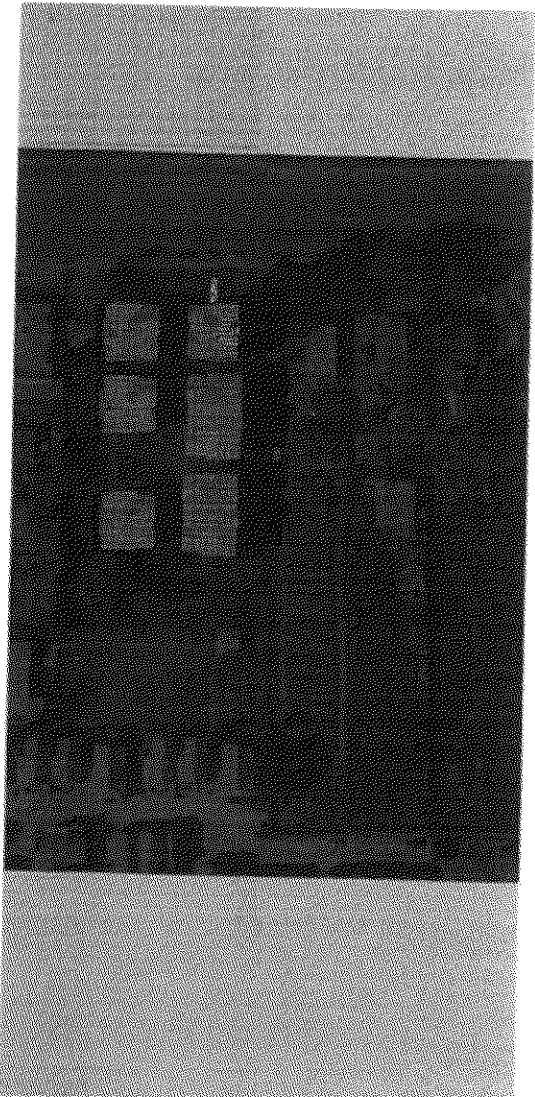
Date and Time
 Jan 2017
 1 2 3 4 5 6 7 8 9 10 11 12 1 2 3 4 5 6 7 8 9 10 11
 Time: 1:00:00 AM
 Daylight saving: 60 UTC: 1:00:00

Location:

Feb. 1 9am



March 1 8:30 am



☐ Image ☐ Audio ☐ Display ☐ Sun ☐ Map ☐ View

☐ Data ☐ Position

Date and Time

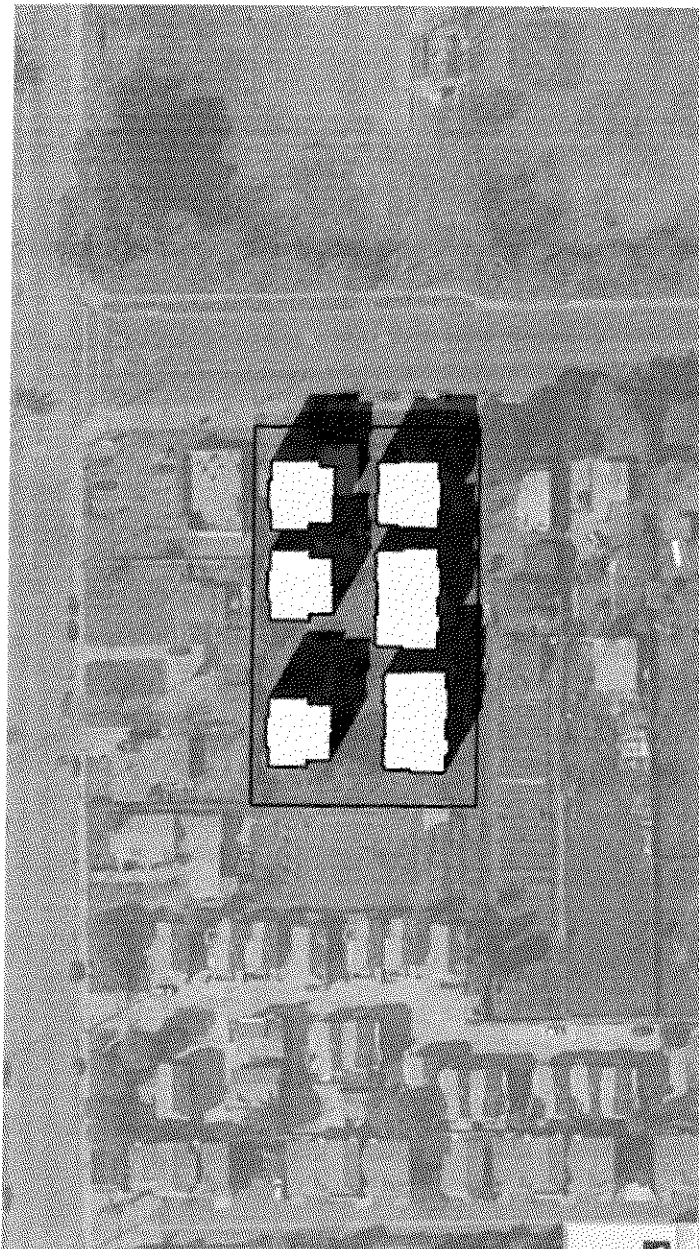
Mar 2017

Time: 1 2 3 4 5 6 7 8 9 10 11 12 1 2 3 4 5 6 7 8 9 10 11 12

Daylight Saving: 10

Location: 10

UTC 18:20:00



☐ Image ☐ Audio ☐ Display ☐ Sun ☐ Map ☐ View

☐ Data ☐ Position

Date and Time

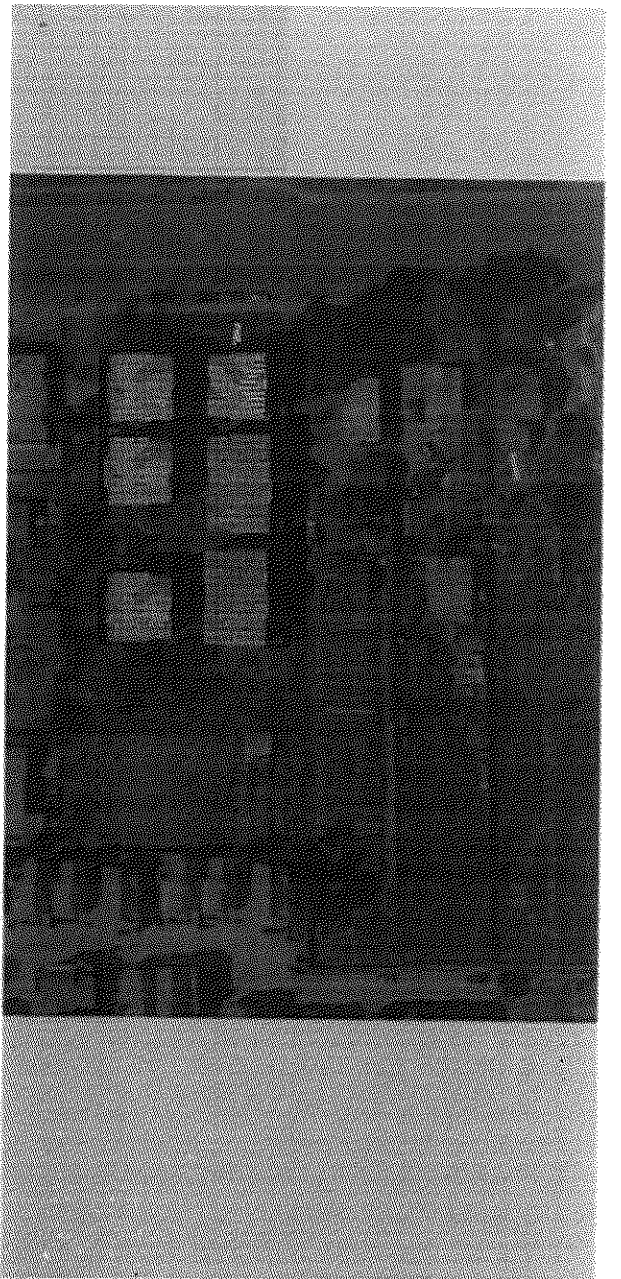
Mar 2017

Time: 1 2 3 4 5 6 7 8 9 10 11 12 1 2 3 4 5 6 7 8 9 10 11 12

Daylight Saving: 10

Location: 10

UTC 18:20:00



☐ Image ☐ Map ☐ Chart ☐ Data ☐ Time ☐ Location

Date and Time: Year 2012, Month, Day, Hour, Minute, Second, Time Zone

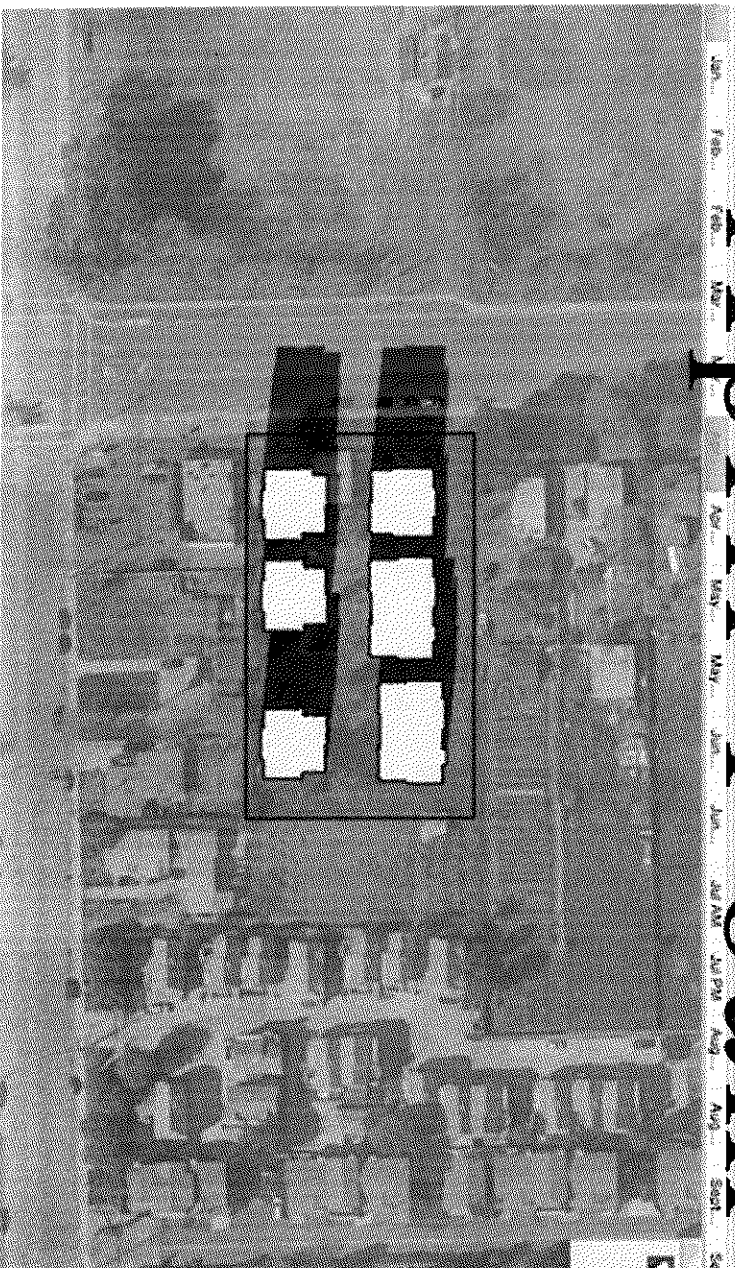
Location: [Map View]

Time: [Clock View]

Date: [Calendar View]

Location: [Map View]

April 1 8am



☐ Image ☐ Map ☐ Chart ☐ Data ☐ Time ☐ Location

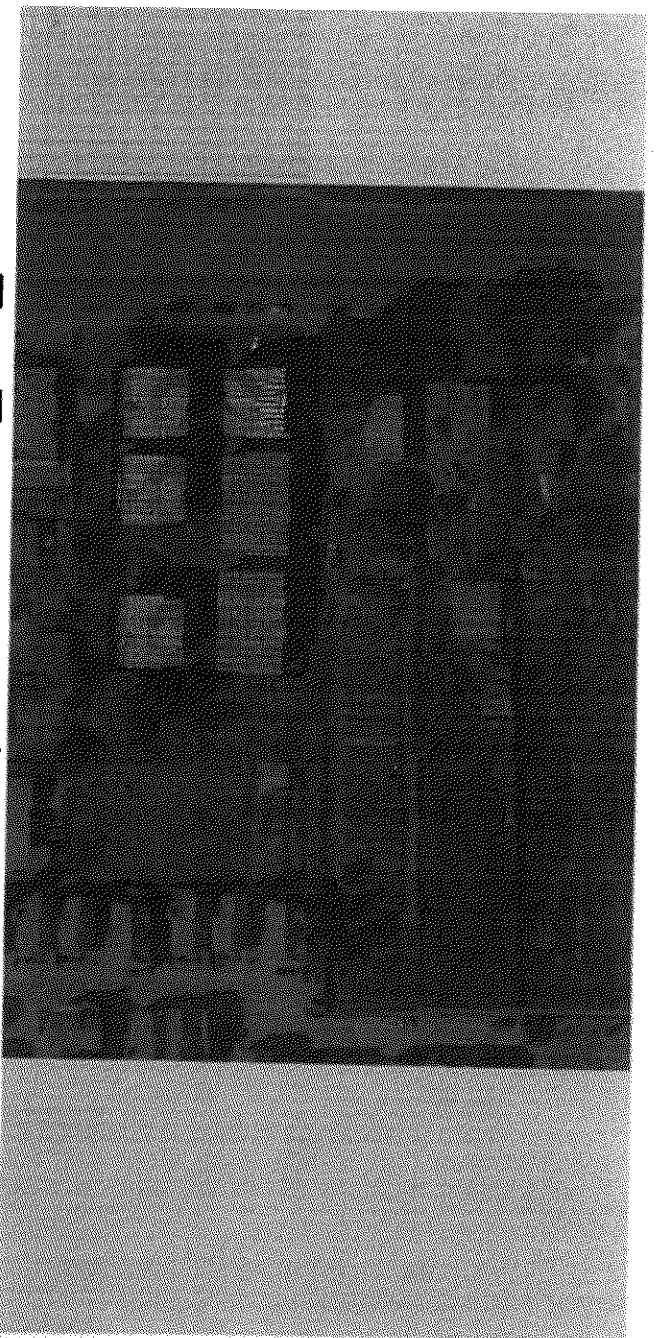
Date and Time: Year 2012, Month, Day, Hour, Minute, Second, Time Zone

Location: [Map View]

Time: [Clock View]

Date: [Calendar View]

Location: [Map View]



☐ Profile ☒ LUTS ☐ Display ☐ SRA ☐ Map ☐ View
 SUN POSITION

Date and Time
 Year 2017

Time	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
5/1/2017																								

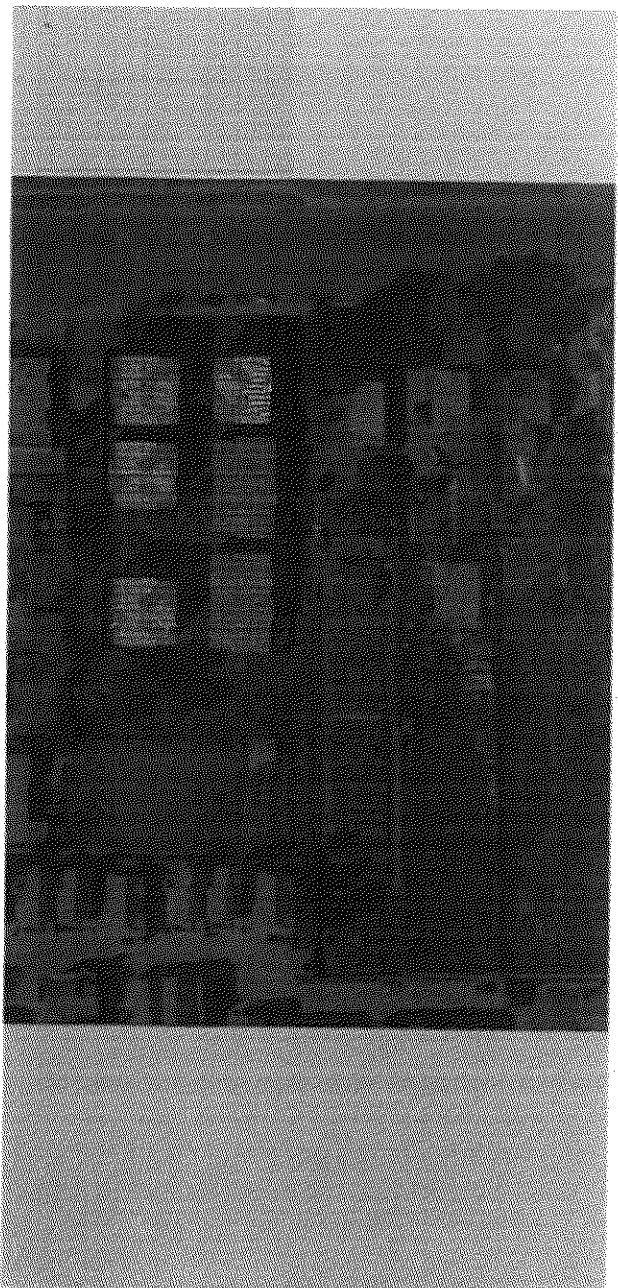
☐ Daylight saving 00 UTC 15:30:00

Location

May 17:30am

Jan. Feb. Mar. Apr. May Jun. Jul. Aug. Sep. Oct. Nov. Dec.

UTC-7:00
 Time 06:56 AM 07:35 AM
 Date 5/1/2017 05:01



☐ Open ☒ Open ☐ Display ☐ Size ☐ Name ☐ Name
 Sun Position

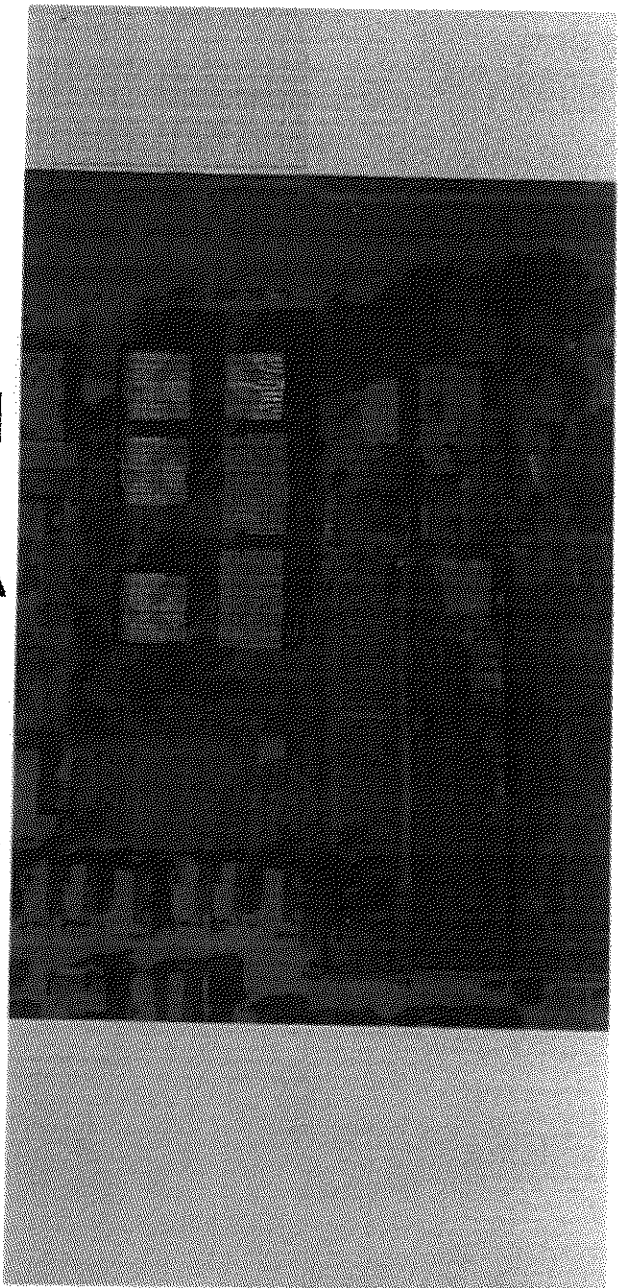
Date and Time
 Year 2017
 Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec
 1 2 3 4 5 6 7 8 9 10 11 12 1 2 3 4 5 6 7 8 9 10 11 12
 16:00:00 17:00:00
 Location 07:00:00 UTC 15:00:00

Location

June 1 7 am

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec
 1 2 3 4 5 6 7 8 9 10 11 12 1 2 3 4 5 6 7 8 9 10 11 12
 16:00:00 17:00:00
 Location 07:00:00 UTC 15:00:00

Time 16:00:00
 Date 06/01/2017



☐ Page ☒ Layers ☐ Display @ Sun ☐ Map ☐ Name
 Sun Position

Date and Time
 Year 2017
 Time: 1 2 3 4 5 6 7 8 9 10 11 12 1 2 3 4 5 6 7 8 9 10 11 12
 7/1/2017 7:00:00 AM
☐ Daylight saving: 00 UTC: 07:00:00

Location
 Local: 07:00:00 UTC: 07:00:00

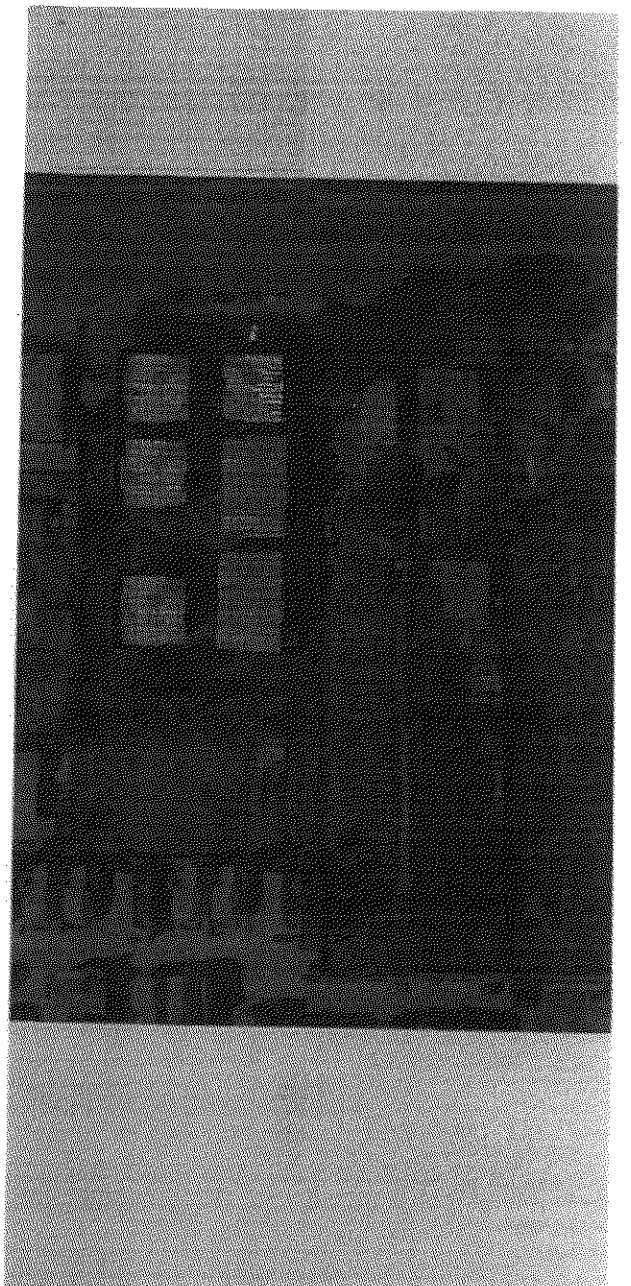
0° 10° 20° 30° 40° 50° 60° 70° 80° 90° 100° 110° 120° 130° 140° 150° 160° 170° 180° 190° 200° 210° 220° 230° 240° 250° 260° 270° 280° 290° 300° 310° 320° 330° 340° 350° 360°

July 1 7 am

Jan... Feb... Feb... Mar... Mar... Apr... Apr... May... May... Jun... Jun... Jul... Jul... Aug... Aug... Sept... Sept... Oct... Oct... Nov... Nov...

UTC: 07:00
 Time: 07:00 AM
 Date: 07/01

Shadow Settings
 07:01



☒ Print ☒ Layers ☐ Display @ Sun ☒ Map ☒ View

Start Position

N
S
E
W

92.4
100.0
25.0

Date and Time

Year 2017

Time: J F M A M J J A S O N D

1 2 3 4 5 6 7 8 9 10 11 12 1 2 3 4 5 6 7 8 9 10 11

8/1/2017 7:20:00 AM

☐ Daylight saving (0) UTC: 15:30:00

Location:

September 1 7:30am

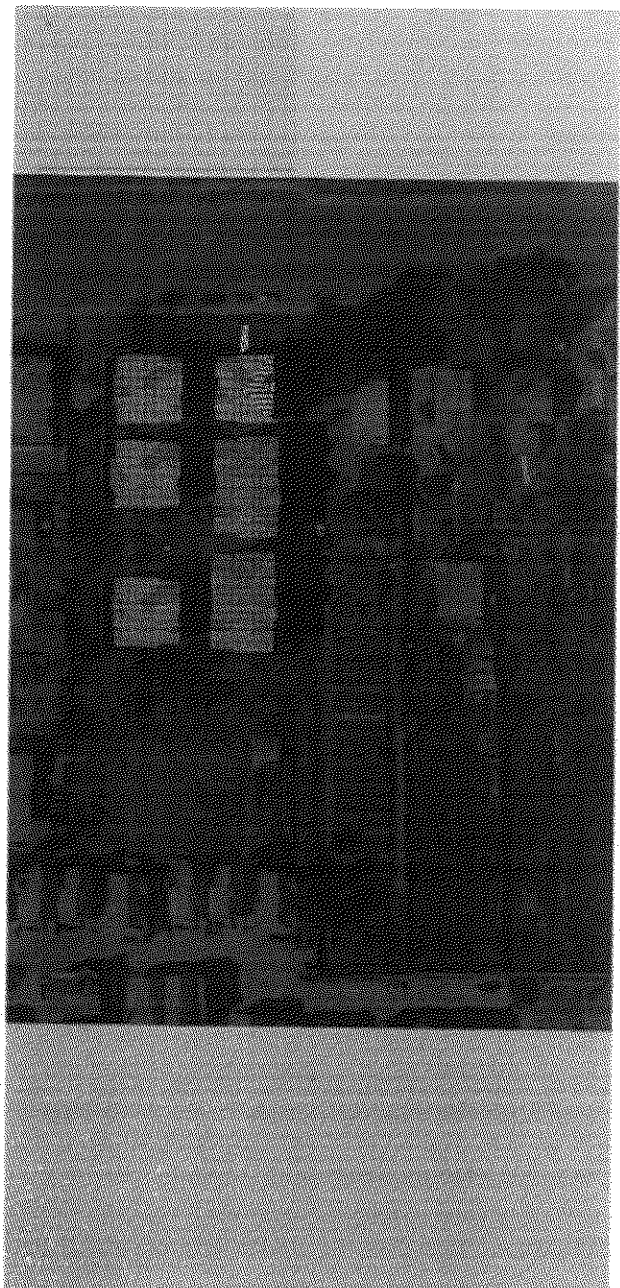
Jan... Feb... Mar... Mar... Apr... Apr... May... May... Jun... Jun... Jul AM Jul PM Aug... Aug...

Sept... Oct... Oct... Nov... Nov...

☒ Snapshot Settings

Time: UTC+100 07:30 AM

Date: 08/30 AM 09:01



☐ Photo ☒ Layers ☐ Display ☒ Sun ☐ Time ☒ Name
 Sun position

11h 12' 10.1" / 10h 12' 10.1"

Date and Time
 View 2017

Time
 1 2 3 4 5 6 7 8 9 10 11 12 1 2 3 4 5 6 7 8 9 10 11 12

10/1/2017 5:00 AM

☐ Daylight saving 60 UTC 16:00:00

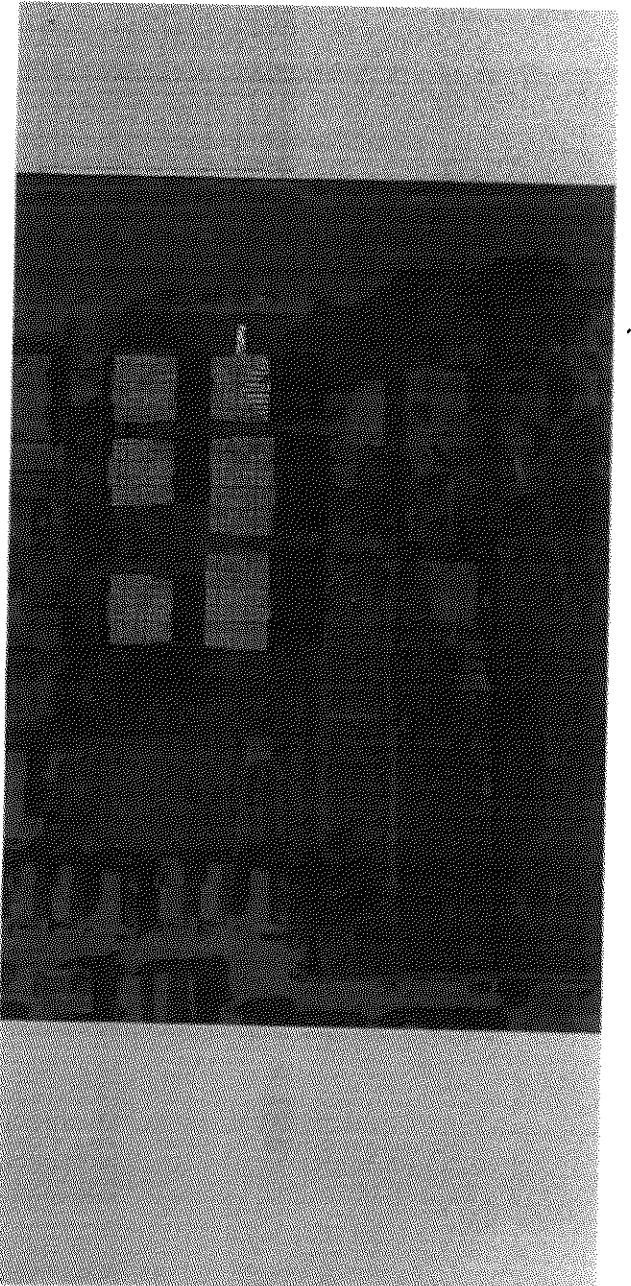
Location
 Location 16:00:00

October 1 8am

Jan. Feb. Mar. Apr. May Jun. Jul Aug. Sept. Oct. Nov.

UTC 7:00
 Time: 08:00 AM
 Date: 10/01

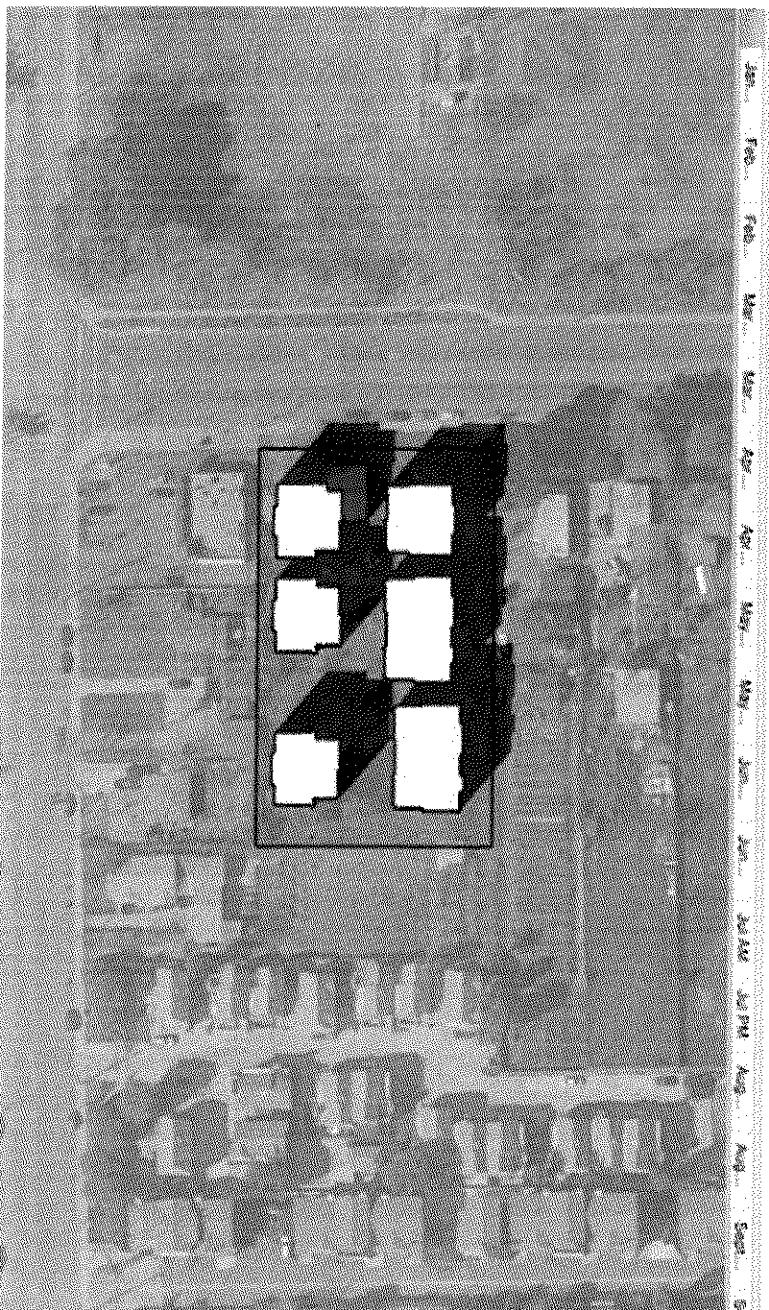
Sunrise Settings
 08:00 AM
 10/01



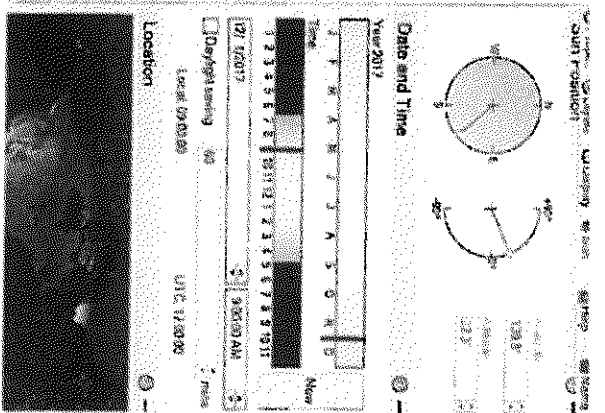
☐ Open ☒ Maps ☐ Display ☒ Sun ☐ Map ☒ Night
☐ Darken Photos

Date and Time
 Year: 2017
 Time: J F M A M J J A S O N D
 1 2 3 4 5 6 7 8 9 10 11 12 1 2 3 4 5 6 7 8 9 10 11
 11/1/2017 8:30:00 AM
☐ Daylight saving: 00 UTC: 15:30:00
 Location:

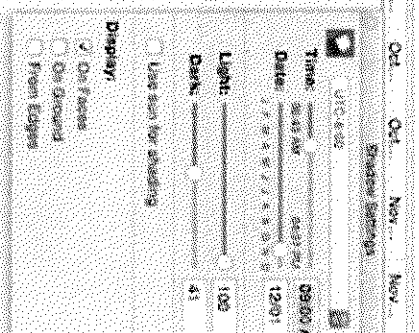
November 1 8:30 am



☒ Streets Map ☐ Map ☐ Night
 Time: 08:30:00
 Date: 11/01/2017
 Light: 100
 Dark: 41
 Display:
☒ On Faces
☐ On Ground
☐ From Edges
☐ Use sun for shading



December 19am





La Loma Development Company
5541 S. Fair Oaks Ave.
Pasadena CA 91104

April 10, 2017

Planning Commission of the City of Pomona
505 S. Garey Ave
Pomona, CA 91766

To Whom It May Concern:

The document that follows is a shade analysis, completed by my firm, La Loma Development on behalf of my client Mr. Rishi Kumar regarding a proposed development by Tork Inc. on the properties at 1198 and 1236 South San Antonio Ave. This shade analysis was completed using dimensions provided by Tork Inc.'s development proposal, and depicts an accurate analysis of how shade would be cast by the proposed development on neighboring properties throughout the year. We have chosen to display the shadow cast by the proposed development 2 hours before sunset during each month of the year, and also at the times and dates provided by the shade analysis submitted by Tork Inc.

Based on our calculations, shade from the proposed development would affect the property owned by Mr. Kumar mostly dramatically during the morning and evening hours of the winter months (November, December, and January). During these months, a significant portion of Mr. Kumar's property would be covered in shadow for up to 3 hours in the morning and up to 3 hours in the evening.

Our shade analysis also shows how the proposed development would affect the property at 1059 East Grand Avenue. The proposed development would cast shadows onto 1059 East Grand Avenue during afternoon hours every month of the year, and most significantly from April to September.

Our analysis also shows the complete inaccuracy of the shade analysis provided by Tork Inc. The analysis by Tork Inc. is inaccurate in the following ways:

1 - The placement of the buildings in Tork Inc.'s shade analysis do not show buildings placed on the property as depicted by their own plans. Buildings in Tork Inc.'s shade analysis have been set significantly East of where they should have been placed. The building in the Northeast corner is also placed incorrectly. According to Tork Inc.'s proposal, this building should be set slightly North of the other buildings, while their shade analysis shows this building in line with the other buildings.

2 - The shadows cast by the proposed buildings in Tork Inc.'s shade analysis are not accurate in any of the images provided. Shadows are too short for the time of day shown, and in the wrong direction in many of the images provided.

The shade analysis provided by Tork Inc. does not provide an honest representation of how shadows would be cast by the proposed development, and should be discounted by any decision-making body trying to ascertain the effects of this development on its surrounding community.

Respectfully,

Marco Barrantes, M.C.P., M.L.A.,
President, La Loma Development Company

JANUARY

Shadows casted into neighboring properties by the proposed 26'-5" high Caspian Condos.



AM

North: 24'



PM

North: 33'

East: 33'

FEBRUARY

Shadows casted into neighboring properties by the proposed 26'-5" high Caspian Condos.



AM

North: 14'



PM

North: 19'

East: 18'

MARCH

Shadows casted into neighboring properties by the proposed 26'-5" high Caspian Condos.



AM

North: 7'



PM

North: 9'

East: 39'

APRIL

Shadows casted into neighboring properties by the proposed 26'-5" high Caspian Condos.



AM

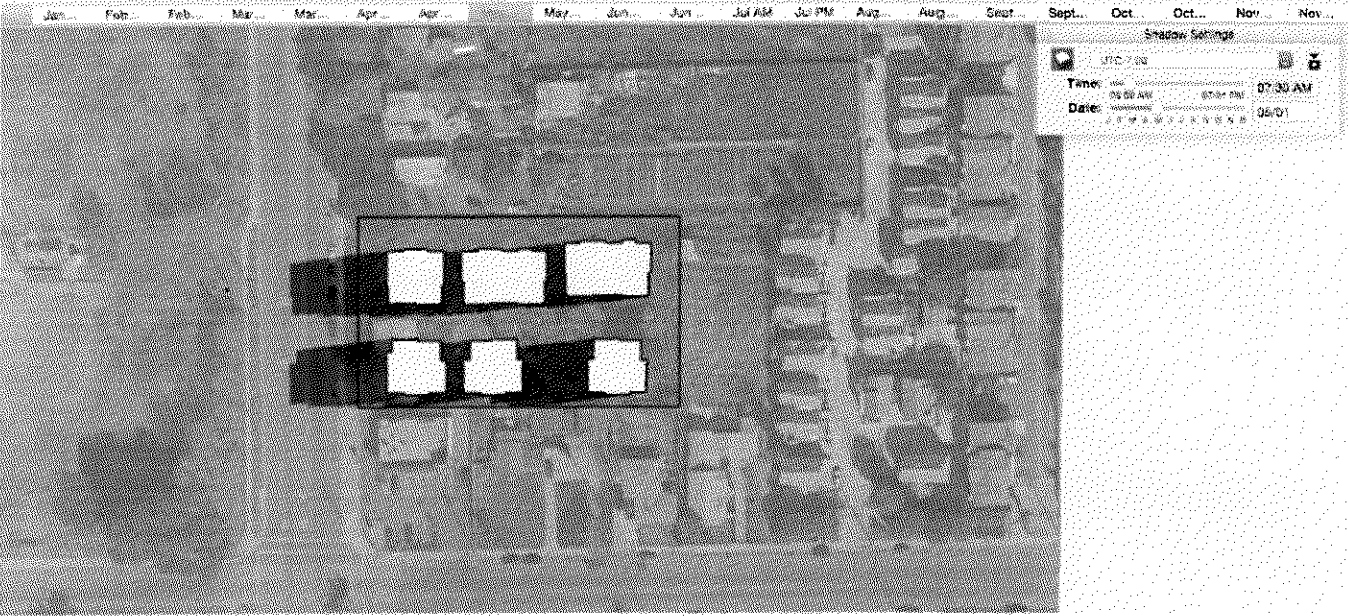


PM

East: 26'

MAY

Shadows casted into neighboring properties by the proposed 26'-5" high Caspian Condos.



AM



PM

East: 33'

JUNE

Shadows casted into neighboring properties by the proposed 26'-5" high Caspian Condos.



AM

South: 19'



PM

East: 39'

South: 5'

JULY

Shadows casted into neighboring properties by the proposed 26'-5" high Caspian Condos.



AM

South: 24'



PM

East: 33'

AUGUST

Shadows casted into neighboring properties by the proposed 26'-5" high Caspian Condos.



AM

South: 24'

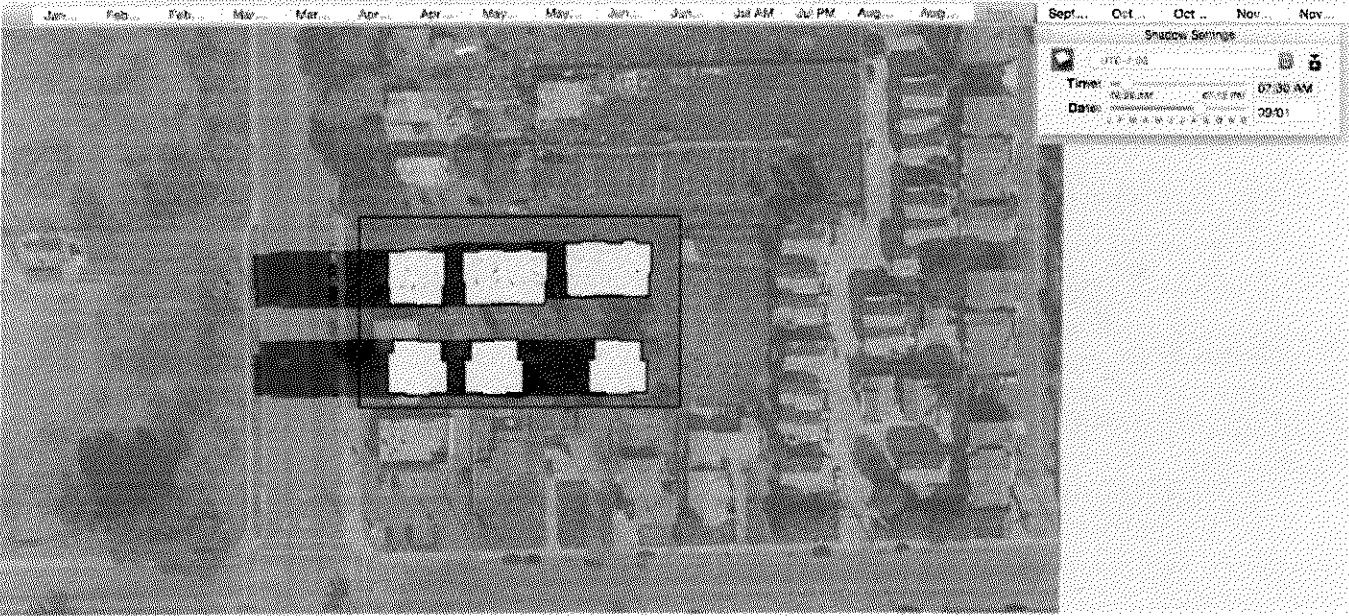


PM

East: 40'

SEPTEMBER

Shadows casted into neighboring properties by the proposed 26'-5" high Caspian Condos.



AM



PM

East: 33'

OCTOBER

Shadows casted into neighboring properties by the proposed 26'-5" high Caspian Condos.



AM

North: 6'



PM

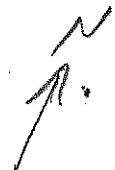
North: 6'

NOVEMBER

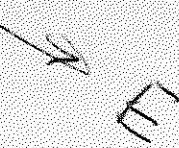
Shadows casted into neighboring properties by the proposed 26'-5" high Caspian Condos.



AM
North: 16'



PM
North: 39'
East: 105'



DECEMBER

Shadows casted into neighboring properties by the proposed 26'-5" high Caspian Condos.



AM

North: 27'



PM

North: 36'

East: 40'

From: [Hank Fung](#)
To: [Buice, Eva](#)
Subject: Fwd: 1198-1236 S San Antonio Ave
Date: Wednesday, May 10, 2017 4:36:07 PM

This message bounced so I am sending it from an alternate address.

I understand that this project has been scheduled for the City Council to consider for a full public hearing at its May 15, 2017 meeting. Please communicate my support to all members of the City Council to hear this item, in full, at a future meeting due to the 3-3 tie vote, original staff recommendation for support, and compliance with the City's recently adopted general plan, and include in the agenda package.

Thank you.

Hank Fung
[REDACTED]
Pomona, CA 91767

----- Original Message -----

Subject: Fwd: 1198-1236 S San Antonio Ave
Date: 2017-04-06 17:08
From: Hank Fung [REDACTED]
To: brad_johnson@ci.pomona.ca.us, mark_lazzaretto@ci.pomona.ca.us

I had sent this to Brad Johnson, Development Services Manager, but it did not appear to have been included in the staff packet for Item #2 on next week's Planning Commission Agenda. Please forward this to the Planning Commission for consideration at the April 12, 2017 public hearing, as I will not be able to be present. Thank you.

The Planning Commission should be cognizant of Senate Bill 35 currently moving through the state legislature, which has a potential of severely constraining the City's ability to regulate developments like this one. It is better to come up with conditions now amenable to the developer and adjacent land owners to mitigate any alleged damages to adjacent properties, rather than have the State force the City to ministerially approve a bad project.

Hank Fung
[REDACTED]
Pomona, CA 91767

----- Original Message -----

Subject: 1198-1236 S San Antonio Ave
Date: 2017-02-23 11:20
From: Hank Fung [REDACTED]

To:brad_johnson@ci.pomona.ca.us
Cc:tim_sandoval@ci.pomona.ca.us, elizabeth_ontiveros-cole@ci.pomona.ca.us

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,
Hank Fung, P.E.



Pomona, CA 91767



June 7, 2017

From: Abundant Housing LA

To: Pomona City Council

Re: support for 14 unit residential development (CUP 4607-2016) and (TTM 4947-2016)

Dear Councilmembers and staff,

We write to urge you to issue a conditional use permit and tentative tract map for the proposed 14 unit development at 1198-1236 S. San Antonio Ave. Abundant Housing LA is a volunteer organization that supports more homes of all types in the Los Angeles region.

A housing shortage in Los Angeles County has led to rising prices, rents and homelessness that harm individual households and threaten the region's economy. We believe that every jurisdiction needs to do its part to address this housing crisis. The proposed project will bring badly needed homes to Pomona and is appropriate for a low density multifamily zone. We understand that there are concerns over a nearby garden. It is possible to garden near a two-story building, but it is not possible to house all residents in quality homes if we cannot build new residences.

Thank you for considering our views

A handwritten signature in black ink, appearing to read "Mark Vallianatos", with a long horizontal line extending to the right.

Mark Vallianatos on behalf of Abundant Housing LA

From: Alborz Zadeh

Sent: June 15, 2017

To: Tim Sandoval, Rubio Gonzalez, Adriana Robledo, Cristina Carrizosa, Elizabeth Ontiveros-Cole, Ginna Escobar, Robert Torres, and Mark Lazzaretto

Subject: Approve The San Antonio Caspian Condo Plans

My name Al and I am a Pomona resident. I've lived in Pomona for the past 8 years where I got both my BA and MA at Cal Poly. The Caspian Condo CUP application will be up for approval on June 19, 2017 and I'd greatly appreciate the council's approval and support on the project. It's a quality project that improves the area which we all know that area needs.

Thanks, Al Zadeh
Azadeh562@gmail.com

RECEIVED
CITY CLERK
2017 JUN 15 PM 4:54

From: Rochelle Scheel

Sent: June 15, 2017

To: Tim Sandoval, Rubio Gonzalez, Adriana Robledo, Cristina Carrizosa, Elizabeth Ontiveros-Cole, Ginna Escobar, Robert Torres, and Mark Lazzaretto

Subject: S San Antonio Caspian Condo Plans

To Whom It May Concern:

Please approve the Caspian Condo project. This project is in favor of lower income residents that have been suffering from the high prices, including myself. We need more housing that is available for first time homebuyers with reasonable payments.

I had an opportunity to talk to the builder and they told me these units will be for sale with a 3.5% down payments which is exactly what we need.

Thank you for your support in advance.

Rochelle Scheel

rochellepospisil@gmail.com

RECEIVED
CITY CLERK

2017 JUN 15 PM 4:54

From: Jazmeen Bell

Sent : June 13, 2017

To: Tim Sandoval , Rubio Gonzalez, Adriana Robledo, Cristina Carrizosa, Elizabeth Ontiveros-Cole, Ginna Escobar, Robert Torres, and Mark Lazzaretto

Subject : S San Antonio lot in Pomona

Hello my name is Jazmeen Bell and I am a student at Cal Poly Pomona. I have been recently told about this lot on South San Antonio and Grand that is vacant and still not built on. I know the area and want to voice my approval for the plans to build there. It would benefit the area greatly and it would really help the appeal of Pomona as a whole. Please approve the plans!

Sincerely,
Jazmeen Bell
swtjazzy1@yahoo.com

RECEIVED
CITY CLERK

2017 JUN 15 PM 4:54

RECEIVED
CITY CLERK

2017 JUN 15 PM 4: 53

From: Nathan Blush

Sent : June 15, 2017

To: Tim Sandoval , Rubio Gonzalez, Adriana Robledo, Cristina Carrizosa, Elizabeth Ontiveros-Cole,
Ginna Escobar, Robert Torres, Mark Lazzaretto

Subject : 1198-1236 S San Antonio Pomona/"Caspian Condos"

Dear Honorable City Council Members and planning department of Pomona

Please approve of the building plans for the development on 1198-1236 S San Antonio, by Tork Inc. Any addition provided by them to any city would be a great opportunity because of their craftsmanship, caring, and overall compassion for the people they are providing homes for. I've seen how other companies build other multiunit places where corners are frequently cut, materials are shoddy, and improvement is inevitable. Once I was able to purchase a townhouse built by Tork Inc, I felt like I wasn't just some cookie cutter bog person fit into a hole in the middle of Orange County for a profit. I think Pomona would be lucky to have company that cares about the product they make as much as the cities they choose to improve. Please approve of this lot plan and I PROMISE you that you'll have many new happy families grateful to be additions to the Pomona community!

Best,
Nathan Blush

RECEIVED
CITY CLERK

2017 JUN 15 PM 4: 53

From: Caroline Bauman

Sent: June 15, 2017

To: Tim Sandoval, Rubio Gonzalez, Adriana Robledo, Cristina Carrizosa, Elizabeth Ontiveros-Cole, Ginna Escobar, Robert Torres, and Mark Lazzaretto

Subject: S San Antonio Caspian Condo Plans

Dear Councilpeople, I am voicing my support of the Caspian Condo plans for the lot on San Antonio and Grand. Any help from investors to build in the city by providing lower price housing to the resident would be welcomed.

Thank you for all your support in building a better Pomona every day.

Sincerely, Caroline Bauman (cnbauman2@gmail.com)

From: Mehrasa Mazandarani

Sent : June 13, 2017

To: Tim Sandoval , Rubio Gonzalez, Adriana Robledo, Cristina Carrizosa, Elizabeth Ontiveros-Cole, Ginna Escobar, Robert Torres, and Mark Lazzaretto

Subject : 1198-1236 S San Antonio Pomona/"Caspian Condos"

My name is Mehrasa and I am a Cal Poly Pomona student. My friends and I have heard that the Caspian Condos CUP approval will be coming before you on June 19th 2017. We would like to voice our support on projects such as Caspian Condo because of following reasons:

1-It improves the area. A bunch of our friends have straight up talked about how they wouldn't drive around some of the areas after midnight.

2-It adds to the value of the properties in the area which is always good.

3- It gives a chance to people who think they'll only be renters an opportunity to own a home.

4-Tork Inc.'s first priority is to first time home-buyers which would benefit Cal Poly graduates that want to stay around.

5- Tork Inc. just makes better material houses than big time commercial rental-project builders.

Please grant the approval for this project as we need the product, they offer.

Regards,
Mehrassa Mazandarani
mmazandarani@cpp.edu

RECEIVED
CITY CLERK
2017 JUN 15 PM 4: 53

From: Kelly O'Quinn

Sent : June 15, 2017

To: Tim Sandoval , Rubio Gonzalez, Adriana Robledo, Cristina Carrizosa, Elizabeth Ontiveros-Cole, Ginna Escobar, Robert Torres, and Mark Lazzaretto

Subject: 1198-1236 S San Antonio

Hello, City of Pomona!

I am reaching out to ask that you respectfully approve the above mentioned project on 1198-1236 S San Antonio off San Antonio and Grand. It is necessary to build on vacant lots in the area. I am for the project and hope that you are, too!

Warmest regards,

Kelly O'Quinn

Kelly@anewhomeforyou.net

RECEIVED
CITY CLERK
2017 JUN 15 PM 4:53

From: Jasmin Jassey

Sent : June 13, 2017

To: Tim Sandoval , Rubio Gonzalez, Adriana Robledo, Cristina Carrizosa, Elizabeth Ontiveros-Cole, Ginna Escobar, Robert Torres, and Mark Lazzaretto

Subject : 1198-1236 S San Antonio

My name is Jasmin and I go to Cal Poly Pomona. My friends and I were in the area and noticed it's in need of some serious attention. Then we found out that the city has been refusing to approve plans that can help improve that area for some crazy reason! That's what made me write this letter to you. I have a hard time understanding the priority over urban farming to the city's crime rates. To protect some area from shade doesn't make it alright for acts like beatings and rapes to occur in that exact area. It's in no way a fair trade. It's legit making the area feel unsafe to even take their children to the park cross the street. Please approve this project, it just feels like a no-brainer.

Best-

Jasmin Jassey

Jasminjassey6166@hotmail.com

RECEIVED
CITY CLERK
2017 JUN 15 PM 4:53

From: Zane Landin

Sent : June 13, 2017

To: Tim Sandoval , Rubio Gonzalez, Adriana Robledo, Cristina Carrizosa, Elizabeth Ontiveros-Cole, Ginna Escobar, Robert Torres, and Mark Lazzaretto

Subject : 1198-1236 S San Antonio Pomona

Hey my name is Zane, Im a Cal Poly Pomona student and a resident of Pomona. My friends and I have been emailing you our concerns regarding 1198-1236 S San Antonio development with no word back from you. Do we have your support in approving the project this coming Monday June 19th, 2017?

Pomona residents need the support of the city to build new homes that people who just graduate from Cal Poly can move into and start a life. It's super important to see our representatives are considering the need of the residents of Pomona and how they can welcome them as a permanent home.

Zane Landin
Zane.landin@aol.com

RECEIVED
CITY CLERK
2017 JUN 15 PM 4: 53

From: Carl Blush
Sent : June 13, 2017

To: Tim Sandoval , Rubio Gonzalez, Adriana Robledo, Cristina Carrizosa, Elizabeth Ontiveros-Cole, Ginna Escobar, Robert Torres, and Mark Lazzaretto

Subject: 1198-1236 S San Antonio

Dear Respected Members of the Council,

It saddens me to know that Tork Inc. has been trying to develop this project and working with authorities for 3 years now and have still been working on obtaining approval. It has been more disappointing to hear that their biggest obstacle has been the city emphasizing on protecting vegetable shadows while people in the area are complaining about a wide undeveloped areas filled with derogatory activities. Along with my letter please see police department report about this area.

As important as organic vegetables may be, people's lives are more important.

Sincerely,
Carl Blush
nathemma@sbcglobal.net

PS-If you have any other questions, please do not hesitate to reach out. I'd be happy to speak with any councilmembers.

RECEIVED
CITY CLERK
2017 JUN 15 PM 4: 53

From: Shabnam Shabafroozan

Sent: June 15, 2017

To: Tim Sandoval, Rubio Gonzalez, Adriana Robledo, Cristina Carrizosa, Elizabeth Ontiveros-Cole, Ginna Escobar, Robert Torres, and Mark Lazzaretto

Subject: 1198-1236 S San Antonio

My name is Shabnam and I go to Cal Poly Pomona. I love this city and would like to see it thrive in any possible way. The project at 1198-1236 S. San Antonio would be a great addition to the city, increasing the ability for first time buyers to live in the area instead of having to either pay high rents or move to Temecula. Please approve of the San Antonio building plans so we can help decrease crime and bring some more beauty to Pomona.

Sincerely, Shabnam Shabafroozan

Email: Shabishab97s@gmail.com

RECEIVED
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2017 JUN 15 PM 4:53

From: Nicole Jones

Sent : June 13, 2017

To: Tim Sandoval , Rubio Gonzalez, Adriana Robledo, Cristina Carrizosa, Elizabeth Ontiveros-Cole, Ginna Escobar, Robert Torres, and Mark Lazzaretto

Subject : 1198-1236 S San Antonio Pomona

Hello, I'm Nicole Jones and I would like to add my support for the development project on the 1198 S. San Antonio lot. This project is precisely what Pomona needs. There is a huge shortage of housing and home prices are increasing due to lack of inventory in the LA area. Please lend your support on this undeveloped land that'll help in things like increasing resident safety and decreasing the homeless population within the area.

Sincerely,
Nicole Jones
colejones20@hotmail.com

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2017 JUN 15 PM 4:53

From: Graph Blush
Sent : June 13, 2017

To: Tim Sandoval , Rubio Gonzalez, Adriana Robledo, Cristina Carrizosa, Elizabeth Ontiveros-Cole, Ginna Escobar, Robert Torres, and Mark Lazzaretto

Subject: 1198-1236 S San Antonio

Hey, I think you should approve the building plans for 1198-1236 S. San Antonio. It'll lower crime, help bring up the block's appeal, and bring some new residents. Feel free to email me if you want any kind of personal statement.

Graph Blush
sentry970@gmail.com

RECEIVED
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2017 JUN 15 PM 4:53

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.4th 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 flourish.

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

[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