



# City of Pomona

505 S. Garey Ave  
Pomona, CA 91766

## Special Meeting Minutes

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

*Mayor Tim Sandoval  
Councilmember John Nolte  
Councilmember Victor Preciado  
Councilmember Mayor Nora Garcia  
Councilmember Elizabeth Ontiveros-Cole  
Vice Mayor 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.*

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Wednesday, May 12, 2021

6:30 PM

Teleconference via Zoom

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#### **Joint Study Session of the City Council and Planning Commission**

**6:30 P.M. Teleconference via Zoom, closed to the public**

#### **CALL TO ORDER**

Mayor Sandoval called the City Council Meeting to order at 6:33 p.m.

#### **PLEDGE OF ALLEGIANCE**

Councilmember Ontiveros-Cole led the Pledge of Allegiance.

#### **ROLL CALL**

Present via Zoom:

- Mayor Tim Sandoval
- Councilmember John Nolte
- Councilmember Victor Preciado
- Councilmember Nora Garcia
- Councilmember Elizabeth Ontiveros-Cole
- Vice Mayor Steve Lustro
- Councilmember Robert Torres
- Chair Alfredo Camacho
- Vice Chair Kristie Kercheval
- Commissioner Yesenia Miranda Meza
- Commissioner Gwen Urey
- Commissioner Carlos Gomez
- Commissioner Ron VanderMolen
- Commissioner Kyle Brown

### **STAFF PRESENT via Zoom**

Rosalia Butler, City Clerk  
Marco Martinez, Assistant City Attorney  
Mark Gluba, Deputy City Manager  
Kirk Pelser, Deputy City Manager  
Benita DeFrank, Neighborhood Services Director  
Michael Ellis, Police Chief  
John DePolis, IT Director  
Anita Gutierrez, Development Services Director  
Ata Khan, Planning Manager  
Eunice Im, Planner  
Vinny Tam, Planner  
Lynda Lara, Planner  
Chris Diggs, Water Resources Director  
Arnold Dichosa, City Engineer

Hilda Estrada, contracted by the City, provided translation services via Zoom.

### **DISCUSSION**

1. Joint City Council/Planning Commission Study Session on Sixth Cycle Housing Element (2021-2029) and Pro Housing Pomona

It is recommended that the City Council and Planning Commission take the following actions:

- 1) Engage in a discussion on the Sixth Cycle Housing Element and Pro Housing Pomona; and
- 2) Direct staff on essential policies and programs to include in Pro Housing Pomona.

Anita Gutierrez, Development Services Director gave an overview of the presentation. Molly Mendoza from Kimley Horn began the presentation. Ata Khan, Planning Manager gave the community outreach portion of the presentation.

### **PUBLIC PARTICIPATION**

\*Public Participation took place after the presentation in the Discussion Calendar by the Mayor's request.

*Public Participation - In response to the global COVID 19 pandemic and in accordance with California Governor's Executive Order N 25 20 regarding the Brown Act and guidance from the California Department of Public Health on gatherings, please note that comments for the specific Discussion item on the agenda were accepted by email and also were*

*accepted live during the meeting via the chat feature on Zoom or voice. Comments received electronically via email were read into the record by the City Clerk.*

**\*\*PLEASE SEE ATTACHMENT FOR THREE (3) EMAIL COMMENTS READ DURING PUBLIC PARTICIPATION FOR ITEM 1.**

**Live comments were as follows:**

Hank Fung said he was glad that the city is pushing to be a pro-housing city and said all options need to be explored including ADUs, tiny houses, multi-unit housing. He said the City needs more condominium and townhome ownership opportunities. He said the City needs more streamline processes for planning applications and a more objective process with less micro managing from the planning commission. He said the City needs to focus on housing and reducing or eliminating the parking requirements aspect of affordable housing. He stated he believed the City should try to reach the highest amount of affordable housing.

Julian Lucas spoke about the number of unhoused in the City and he asked the council to consider rent control. He said the City has the potential to be housing innovators and consider many options for housing.

Cathy stated she has been impressed with all the participants involved in the housing discussions. She said this issue is very broad and all sides need to be taken into consideration. She said that the rent control discussion would take away from the issues that need to be addressed.

A whiteboard with questions from Kimley Horn was put on the screen so the consultants could take notes while the Councilmembers and commissioners made comments regarding each of the questions posed.

Questions on the screen:

“Who do we need to consider when discussing housing?”

“What are some opportunity areas for housing in Pomona?”

“What housing types are most needed? What housing types address our most vulnerable?”

“How can the City continue to increase housing opportunity for all residents?”

**This was a presentation and discussion item so no action was taken.**

Development Services Director Gutierrez stated that the next step in the process was to have Kimley Horn develop a draft version of the housing element. This draft will be made available to the public for review. Then public hearings at the Planning Commission level will be scheduled in the summer. She stated the goal was to bring this to council for adoption by October of this year in order to be submitted for certification to the Department of Housing and Community Development (HCD).

**ADJOURNMENT**

The City Council meeting was adjourned at 8:35 p.m. on Wednesday, May 12, 2021.

Respectfully submitted,

ATTEST:

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

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

**MAY 12, 2021 SPECIAL CITY COUNCIL MEETING**  
**PUBLIC COMMENTS**

**DISCUSSION CALENDAR ITEM NO. 1 (Joint City Council/Planning Commission Study Session on Sixth Cycle Housing Element (2021-2029) and Pro Housing Pomona)**

**RAAM RAVI** – Dear City of Pomona,

I am writing in regards to this evening's Pomona City Council/Planning Commission Special Study Session Meeting. More specifically, I wish to comment on Discussion Item No. 1. In particular, I wish to provide some possible solutions to the questions at the end of the agenda item.

1. Who do we need to consider when discussing housing?

Those who are at risk for evictions, those who are currently homeless, those with pre-existing mental and physical health conditions, senior citizens, and those who are formerly incarcerated. In addition, those who are undocumented as well.

2. What types of housing are most needed? What housing types address our most vulnerable?

We need free, publicly-owned housing units, that have greenspaces and also take the form of apartment buildings, single-family homes, and/or condominiums.

3. What are some opportunity areas for housing in Pomona?

The whole city; end the process of gentrification that is occurring in the neighborhoods all throughout the city of Pomona by prioritizing housing for personal use rather than housing for commercial purposes.

4. How can the City continue to increase housing opportunity for all residents?

Same as the second answer to (3)

**BEN WOOD** – Mayor Sandoval, members of the City Council, Chair Camacho, members of the planning commission, My name is Benjamin Wood and I am a community activist and address you this evening as an elected member of the board of directors of Pomona United for Stable Housing. The vision of PUSH is broad and our organization has both long-term and short-term goals, some of which overlap with the goals mentioned in tonight's agenda materials. However, in order to preserve the residents who have lived here for years and have contributed so much to our economy and our character as a community, we need to ensure that renters are protected from excessive rent increases and no-fault evictions. We need rent stabilization with eviction protection to be part of the short-term plan—only then can the residents who make this community what it is benefit from the long-term elements of this housing plan. We think you would agree that having

been with us through the worst, they deserve to be here to enjoy the good things that are coming.

**MARIA GALVAN** – Please support Rent Control Ordinance to protect and keep our families in our communities that provides stability where families can strive and support their child's education and not be kicked out because of this crisis of the pandemic which was no fault of their own.