

Vehicle Parking District
Board of Parking Place Commissioner
June 8, 2023

505 S. Garey Ave
Pomona, CA 91766

Regular Meeting Minutes

**City of Pomona
Regular Meeting Minutes
Vehicle Parking District
Board of Parking Place Commissioners**



*Chairperson Joseph Mladinov III
Vice-Chairperson Garcia Juarez
Commissioner Glenda Barillas
Commissioner Geny Mejia
Commissioner Brian Mundy
Commissioner Carolyn Hemming
Commissioner Jaqueline Elizalde*

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.*

Thursday, June 8, 2023

6:00 PM

Chuck Bader Conference Room

CALL TO ORDER

The meeting of the Vehicle Parking District Board of Parking Place Commissioners was called to order by Chairperson Mladinov at 6:04 p.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Officer Kelly Springford

ROLL CALL

Present: Chairperson Mladinov III
Vice-Chairperson Garcia Juarez
Commissioner Mejia
Commissioner Elizalde

Absent: Commissioner Glenda Barillas
Commissioner Brian Mundy
Commissioner Hemming

PUBLIC COMMENT

Mr. Kevin Gonzalez, of Empire Custom Prints, a business owner in Pomona, commented on the lack of parking issue in Lot 12 due to weekend activities generated by the adjacent businesses. He also commented on the need to provide more valet parking and a parking structure. He stated that he was sent by the property. Mr. Jason Abboud, to represent him. He stressed that they want to make the area higher class. To bring more people and businesses to encourage the area

to flourish. He wants the area to be safer and provide more services.

Deputy City Manager Kirk Pelser, responded to the Mr. Gonzalez's comments and question clarifying that the VPD cannot address all his concerns as this Commission only deals with Downtown parking lot matters. As to the valet parking request Mr. Pelser clearly explained that the City cannot grant Mr. Abboud's ultimatums because it is a safety issue. The current valet parking operational plan was originally reviewed by several City departments and was deemed to be the safest solution in order to provide the valet parking services requested by the Antika Lounge establishment. The recent re-request from Mr. Abboud, to use Lot 13 (which was originally denied due to pedestrian and vehicle circulation safety reasons) was revisited and again denied for the same safety reasons stated in the past. Deputy City Manager Pelser, offered to meet with Mr. Gonzalez to discuss and clarify the issue with him at a later date in a more appropriate setting. Chairperson Mladinov further stated that he had heard from staff including the Police Department representative that in order to do valet parking safely that the parking has to be further out. Commissioner Elizalde indicated that the topic of conversation is getting off topic. Deputy City Manager Pelser agreed that we should cease the discussion and again offered to speak with Mr. Gonzalez next week in a more appropriate setting.

(The following public communication was taken out of order due to a late arrival. Public Comments was re-opened by the VPD Commission to allow the speaker to make her comments.)

Ms. Lorena Parking, the Downtown Pomona Owners Association (DPOA) Executive Director stated that the issue of Valet Parking would not be closed and a solution would be found. She further expressed that the lack of valet parking issue is due to the Hookah Lounge tenant which steal the valet parking reservation notices (sign) and park in the reserved spaces and the other tenants and guests are afraid to approach the business owner due to personal safety concerns. Chairperson Mladinov recapped that this is a private matter that should be addressed between the property owner and his tenants. Officer Springford, indicated that she understands the request of the current and new businesses wanting valet parking but also stated that this could not work in Lot 12 due to the limited space. She suggested using other nearby lots, including Lot 10 understanding that the further away the valet vendor has to drive the more expensive his insurance and operational costs would get. Mr. Pelser concurred that other solutions could be considered but they must be formally proposed and reviewed by City staff. Mr. Pelser further stated that every solution offered to the business, property owner and operator has been rejected. They basically want what they want. Sr. Project Manager, Joaquin Wong, confirmed that he has suggested securing a nearby private parking lot or another not used VPD lot to park their customer's vehicles but the operator indicated that that would not be financially feasible due to the increase in operational costs (insurance, staffing, etc.).

Deputy City Manager Pelser, made a point that if each of those businesses in that area requires valet parking it would not work and should have never signed a lease.

Vice-Chair Garcia Juarez asked for clarification on Mr. Abboud's request. Mr. Pelser provided the clarification. Commission Mejia also stated that using another lot would also negatively affect our fees. Chair Mladinov mentioned if something bad where to happen by the City allowing the

valet use Lot 13 that City would be suit even if they indemnify the City. Mr. Pelser, stated that he has in the past and recently with the City Managers approval offered Mr. Abbound consideration of the use of Lot 13 if he would "corporately and personally" indemnify the City/VPD. However, he would not.

The Commissions commented that this discussion was enlightening/educational as to how the process works and what issues are occurring. Furthermore, Commission Mejia suggest that we have written policy on how to apply for these request. Deputy City Manager Pelser, responded that these are all unique requests and are best addressed on an individual bases.

All the Commissioner acknowledged and thanked the public's attendance.

Commissioner Mejia stated that she has seen an increase in car theft and asked the PD and DPOA to increase security.

CONSENT CALENDAR

(All matters on the Consent Calendar were enacted by a single motion without separate discussion.)

1. APPROVAL OF THE APRIL 13, 2023, VEHICLE PARKING DISTRICT COMMISSION MEETING MINUTES.
2. APPROVAL OF THE VEHICLE PARKING DISTRICT REVENUE AND EXPENDITURE REPORT
3. RATIFICATION OF ONE (1) NEW PARKING PERMITS PURCHASED IN APRIL 2023
4. RECEIVE AND FILE THE VPD BOARD OF PARKING PLACE COMMISSIONERS ATTENDANCE REPORT

Motion by Commissioner Elizalde, seconded by Vice-Chairperson Garcia Juarez, carried by a unanimous vote of the members present 4-0, approving the consent calendar.

Aye –Chairperson Mladinov, Vice-Chairperson Garcia Juarez, Commissioners: Elizalde, Mejia

No – None

DISCUSSION CALENDAR

1. RECEIVE AND FILE THE FISCAL YEAR (FY) 2023-2024 VEHICLE PARKING DISTRICT (VPD) BUDGET

Sr. Project Manager Joaquin Wong provided a brief summary report.

PUBLIC HEARING

None

STAFF COMMUNICATION

- 1) Deputy City Manager Kirk Pelser informed the Commission that Lot 2 has been sold. He explained that the lot has been underutilized for many years. Past VPD Commissions have recognized that it would be beneficial to sell it. The lot was in escrow several years ago but fell through. Now the lot has been sold for approximately \$830,000 which will go into the VPD's reserve account that can be used for operational expenses.
- 2) Deputy City Manager Kirk Pelser summarized the status of sale of Lots 6 and 7 for a private development indicating that our attorney and consultant have completed their reviews of the top two proposes and are working through some legal nuances in reference to the State's Surplus Land Act specifically having to do with the number of affordable units and rent structure that were slightly misinterpreted by the developers. As such, the developers where given until July 14, 2023 to revise their proposals. The new proposals will include some changes to their proformas due to the correct rent schedules and number of affordable units neccessary. Hopefully the developer will stay in the process so the City Council can make a decision on selecting the party in which to move forward with which will probably occur in September or October.
- 3) Chairperson Mladinov asked about the Downtown parking structure. Deputy City Manager Kirk Pelser stated that he will have a more detailed report at the next meeting. Mr. Pelser informed the Commission that the RFP is almost completed and the attorney that was working on the project left the firm and he is now working with another attorney that is getting up to speed on the project and should be able to have a more comprehensive report to the Commission next month. Chairperson Mladinov mentioned that the parking structure will help the VPD's revenue. Vice-Chairperson Garcia Juarez asked if the funds for the parking structure is available, which Mr. Pelser confirm it has been earmarked and available.

Vice-Chairperson Garcia Juarez informed Mr. Kevin Gonzalez that he could contact staff with any questions he may have. Chairperson Mladinov commented that we cannot discuss non-agendized item if more than three Commissioners are present but can be discussed with staff and if Mr. Gonzalez what him to attend a meeting with staff he can make himself available. Vice-Chairperson Garcia Juarez mentioned that he was not informed on the valet parking and parking structure issue. Deputy City Manager Pelser explained how valet parking request and approvals work. He clearly indicated that approval is made by a multi-department review team. Chair Mladinov and other Commissioner asked if there is a written policy on the issue. Mr. Pelser verified that there is not because every request is unique. Furthermore Mr. Pelser

summarized how the existing valet approval was previously reviewed and approved. Vice-Chairperson Garcia Juarez asked if valet parking request require VPD Commission approval. Mr. Pelser confirmed that the Commission does not.

Further valet parking conversation resulted.

The Chair re-opened public comment to allow the DPOA Executive Director Lorena Parking to provide her comments (Ms. Parker's Comments are noted in the Public Comment section the minutes).

COMMISSIONER COMMUNICATION

- 1) Downtown Pomona Owners Association (DPOA) Representative Report (Representative was absent. No report provided)

Commissioner Elizalde thank everyone for attending and educating the Commission on issues in the District.

Commissioner Mejia mentioned that the Downtown needs to increase security.

Commissioner Garcia Juarez and Mejia thanked everyone for their attendance and work.

Chairperson Mladinov thanked everyone for their attendance and work.

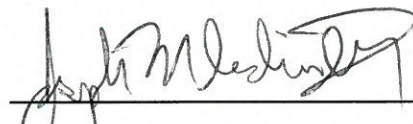
ADJOURNMENT

Chairperson Mladinov adjourned the meeting at 6:51 pm until the next regular meeting of July 13, 2023.

Respectfully submitted,

Kirk Pelser,
Deputy City Manager

ATTEST:



Joseph Mladinov III,
Chair of the Vehicle Parking District
Board of Parking Place Commissioners