



505 S. Garey Ave
Pomona, CA 91766

**City of Pomona
Meeting Minutes
City Council
Housing Authority
Successor Agency to the Redevelopment Agency**

*Mayor Tim Sandoval
Council Member Rubio R. Gonzalez
Council Member Adriana M. Robledo
Council Member Cristina Carrizosa
Council Member Elizabeth Ontiveros-Cole
Council Member Ginna E. Escobar
Vice Mayor 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.*

Monday, June 12, 2017

7:00 PM

Council Chambers

Adjourned to Meeting

5:30 P.M.

CLOSED SESSIONS

A. CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION

(Pursuant to Government Code Section 54956.9 (d)(1))

Peace Leaf Incorporated v. City of Pomona, et al.

Tommy Singleton and North Towne Christian Church v. City of Pomona, et al.

City of Pomona v. Pomona Auto Lodge

City of Pomona v. Old Firehouse of Pomona, LLC, et al.

B. CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION

Two matters regarding possible litigation to be initiated will be discussed

(Pursuant to Government Code Section 54956.9 (d)(4))

C. CONFERENCE WITH LABOR NEGOTIATORS

(Pursuant to Government Code Section 54957.6)

Part Time Unrepresented Employees

Unrepresented Group A and B Employees

Unrepresented Mid-Management Group C-2 Employees

Pomona City Employees' Association, a Chapter of Teamsters Local 1932

Pomona Mid-Management Confidential Employees Association (PMMCEA)

Pomona Police Officers Association (PPOA)

Pomona Police Managers Association (PPMA)

Labor Negotiators: Linda Lowry and Linda Matthews

D. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code Section 54956.8)

Property: 2501 N. Garey Avenue
Negotiating Parties: Landmark West Enterprises, LLC; RKR Investors Real Estate Fund, LLC
Successor Agency's
City's Negotiator: Linda Lowry, City Manager
Under Negotiation: Price and Terms

Property: 460 E. Fourth Street
Negotiating Party: Dennis Perez and Elena Carrillo
Housing Authority's
Negotiator: Linda Lowry, Executive Director
Under Negotiation: Price and Terms

Property: 1420 S. Garey Avenue
Negotiating Party: Victor Caseres
City's Negotiator: Linda Lowry, City Manager
Under Negotiation: Terms of Lease

Public Comment:

No one requested to speak.

CITY ATTORNEY REPORT ON CLOSED SESSION DISCUSSIONS

Assistant City Attorney Jared stated that the City Council convened into Closed Session at 5:40 p.m. and that the items listed on the agenda had been announced prior to recessing into Closed Session and reported the following:

Councilmembers Carrizosa, Ontiveros-Cole, Torres and Mayor Sandoval were present.

Councilmember Gonzalez arrived at 5:50 PM.

Vice Mayor Escobar arrived at 5:55 PM.

Councilmember Robledo arrived at 6:00 PM.

Item A-1: This item was discussed, direction was provided to file a cross complaint in that matter, there was no final action taken, and nothing further to report.

Item A-2: A briefing was provided, direction was provided, there was no further action taken, and nothing further to report.

Item A-3: A briefing was provided; there was no final action taken, and nothing further to report.

Item A-4: A briefing was provided; there was no final action taken, and nothing further to report.

Item B-1: By unanimous vote of the members present was to continue prosecution of medical marijuana dispensaries, within the City of Pomona, by giving the City Attorney's Office the authority to prosecute as a Nuisance Abatement matter.

Item B-2: A briefing was provided, there was no final action taken; authorization to begin litigation was given, and nothing further to report.

Item C: This item was discussed, direction was provided, there was no final action taken, and nothing further to report.

Item D: This item was not discussed, and will be discussed at the next meeting Closed Session meeting on June 19, 2017.

The City Council recessed from Closed Session at 6:54 p.m.

7:00 P.M.

CALL TO ORDER

The City Council meeting was called to order at 7:02 PM.

ROLL CALL

Present: 7 - Mayor Tim Sandoval
Council Member Rubio Gonzalez
Council Member Adriana Robledo
Council Member Cristina Carrizosa
Council Member Elizabeth Ontiveros-Cole
Council Member Ginna E. Escobar
Council Member Robert Torres

Staff Present: City Manager, Linda Lowry
Assistant City Attorney, Andrew Jared
City Clerk, Eva Buice
Deputy City Clerk, Genoveva Rocha

PLEDGE OF ALLEGIANCE

Mayor Sandoval led the Pledge of Allegiance to the Flag.

PUBLIC PARTICIPATION

Christopher Kim shared that his group would be gathering signatures for the Medical Marijuana initiative; requested input from the City Council in regards to the written details of the initiative; reported that he spoke with Dr. Mark Main from Pomona Unified School District about the education of teens and adults on cannabis; stated he had sent a PowerPoint presentation to all Council Members which included the following; 1) How this industry will impact Pomona economically; 2) Why it is important to do this before January 1, 2018; and 3) Why Colorado needed to change half of their laws on this industry.

Randy Beckendam spoke about Agrarian Thinking as a sustainable way of thinking in the planning progress; encouraged the City Council to consider Pomona's rich Agrarian legacy as it creates future policy.

Elinor Crescenzi, Pomona, shared thoughts about the parliamentary process observed while attending City Council meetings; encouraged the City Council to take time to deliberate on items discussed after they hear the public hearing portion of the meetings so that public comment can be factored into the City Council's vote.

Bernadette Alfred, expressed concern with the condition of the road at Foothill and Garey Avenue, in front of Jack in the Box restaurant, and requested that someone do a walkthrough of the streets in that area as they are in need of repair.

PUBLIC HEARINGS

1. Continuation of a Public Hearing opened on June 5, 2017, and adopt Resolutions approving the Fiscal Year 2017-18 City of Pomona Operating Budget, Housing Authority Budget, Five Year Capital Improvement Program Budget, related actions, and review and adoption of Fiscal Year 2016-2017 budget amendments

RESOLUTION NO. 2017 - 79

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, ADOPTING THE CITY'S OPERATING BUDGET FOR FISCAL YEAR 2017-2018 AND AMENDING THE CITY'S OPERATING BUDGET FOR FISCAL YEAR 2016-17

RESOLUTION NO. 2017 - 80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, SITTING AS THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY OF POMONA, ADOPTING THE HOUSING AUTHORITY OPERATING BUDGET FOR FISCAL YEAR 2017-2018

RESOLUTION NO. 2017 - 81

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING THE 2017-18 TO 2021-22 FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM AND ADOPTING A CAPITAL IMPROVEMENT PROGRAM BUDGET FOR FISCAL YEAR 2017-2018

RESOLUTION NO. 2017 - 82

A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF POMONA, CALIFORNIA, ESTABLISHING THE GANN APPROPRIATIONS LIMIT FOR THE CITY OF POMONA PURSUANT TO ARTICLE XIII OF THE STATE CONSTITUTION FOR FISCAL YEAR 2017-2018

RESOLUTION NO. 2017 - 83

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AMENDING THE PERSONNEL RULES AND REGULATIONS FOR EXECUTIVE MANAGEMENT GROUP A AND B EMPLOYEES BY THE ACTIONS LISTED HEREIN

RESOLUTION NO. 2017 - 84

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AMENDING APPENDIX B OF THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF POMONA AND THE POMONA CITY EMPLOYEES' CHAPTER OF THE TEAMSTERS LOCAL 1932 BY THE ACTIONS LISTED HEREIN

RESOLUTION NO. 2017 -85

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, ADOPTING THE CITY OF POMONA'S SALARY SCHEDULE TO MEET THE CALIFORNIA CODE OF REGULATIONS TITLE 2, SECTIONS 570.5 AND 571

MOTION TO OPEN THE PUBLIC HEARING BY COUNCILMEMBER CARRIZOSA, SECOND BY COUNCILMEMBER ONTIVEROS-COLE, CARRIED 7-0.

Finance Director Jones provided clarification to Councilmember Carrizosa about the previously established Cultural Arts Commission budget of \$10,000.

Mayor Sandoval expressed thanks to the team efforts put into the budgeting process; shared that we are coming in with a balanced budget, near our fund balance, and projections indicate reaching the targeted 17% in reserves; he was hopeful that cuts of the kind made this year won't have to happen next year. He repeated City Manager Lowry's comments that the development of a 5 or 10 year financial plan is essential to being proactive in addressing the financial needs of the City and future economic factors.

Finance Director Jones offered to put together a staff report for City Council examining revenue needs for the next 5-10 years for the purpose of getting input from the City Council and informed the public and unions.

Councilmember Carrizosa noted she was hopeful about fewer cuts as commented by Mayor Sandoval and agrees with the Finance Director in regards to providing a realistic view of where the City is at financially.

MOTION TO CLOSE THE PUBLIC HEARING BY COUNCIL MEMBER ROBLEDO, SECOND BY COUNCIL MEMBER CARRIZOSA, CARRIED 7-0.

MOTION TO APPROVE BY COUNCILMEMBER CARRIZOSA, SECOND BY COUNCILMEMBER ONTIVEROS-COLE. CARRIED 7-0.

DISCUSSION CALENDAR

2. Legislative Advocacy Opposition of Senate Bill 649 - Wireless and Small Cell Telecommunications Facilities Streamlining (This Item was continued from the June 5, 2017 meeting)

Mayor Sandoval stated it was his understanding that the bill had already passed through the Senate.

Public Works Director McWade reported the bill was still going through the Assembly.

John Mendoza, Pomona, expressed that he was grateful the City Council took steps to place this item on a separate agenda to allow the Council Members and public the opportunity to understand what it is.

City Manager Lowry noted it was important for the City Council to view the information provided by Verizon; expressed the importance for this legislation to fail to maintain the City's right to exert its land use authority and maintain control over public property to regulate the presence of cell towers, lights, intersections and traffic signals. She urged the City Council to vote in favor of opposing the future approval of this legislation.

Councilmember Gonzalez stated he had reviewed the information on the votes and felt the City would be on the losing side if this item passed. He inquired if the city opposes it and the legislation passes, would the decision be just symbolic?

Mayor Sandoval noted that the bill still needs to go through the Assembly and voiced the importance of the City Council sharing their opinion to lawmakers as representatives of The City of Pomona.

Councilmember Carrizosa expressed her concerns that the disguised towers as palm and pine trees have become faded and stated that if the bill doesn't pass The City of Pomona would retain little of the economic benefit due to fees.

MOTION BY COUNCILMEMBER CARRIZOSA, SECOND BY COUNCILMEMBER GONZALEZ TO APPROVE STAFF'S RECOMMENDATION.

Councilmember Torres shared that he was familiar with items like this on the Planning Commission; often times residents would be disappointed and the outcome was not positive; he encouraged the City Council to look at surrounding communities and adopt similar standards; agreed that legislation needs to fail and encouraged the City to send a letter to our local lawmakers and governor's office expressing how these items are affecting the City of Pomona.

COUNCILMEMBER CARRIZOSA AMENDED THE MOTION TO INCLUDE COUNCILMEMBER TORRES' COMMENTS. COUNCILMEMBER GONZALEZ SECONDED THE AMENDED MOTION. CARRIED 7-0

3. Presentation and Discussion of Proposed Citywide Street Tree Master Plan and Tree Maintenance Program

Public Works Director McWade noted Pomona's urban forest makeup includes 40,000 trees which divided up into different categories for funding purposes; reviewed the Street Tree Master Plan noting this was a dynamic document, listing by address and street names an inventory of what trees currently exist. The Street Tree Master Plan is a guide for planting now and into the future with contingencies for changing its guiding principles including sustainability, aesthetics and reduced maintenance. The current version has reduced the number of species in the plan from 180 to 91, and recently the Parks Department has asked to add 10 more species. Overall, the Plan stresses the importance of the right tree in the right place; noting that Chinese Elms require additional maintenance and must be maintained every two years; Ms. McWade recommended to replace all existing of this species as they die off.

Chris Hentzen, Acting Parks and Landscape Manager, gave a presentation on tree maintenance operations; showed the tree trimming grid map and graph of the budget and money spent on tree trimming since 1994; shared that West Coast Arborists holds the current contract, which was awarded in 2013, amended in 2016 and expires in 2021; reiterated that the budget is broken down into categories and highlights that Phillips Ranch is a major challenge, with 12,000 trees, however they are only trimming 7,600, 3 year actual reveal achieving 1/3 of the target making it a 10-12 year grid cycle over planned 4-5 year cycle. ; provided an illustration of non-grid trim services - emergencies, removals for disease, etc. and reviewed the current fee structure and definitions for tree trimming provided by West Coast Arborists. He mentioned the Arbor Access Program that provides an inventory, tree details and work history for all trees maintained by the City and current tree issues, especially the 1900 Liquid Ambers that are in various levels of dying.

Mr. Hentzen discussed the future tree programs and goals which include 1) Adoption of the Master Draft Plan, Tree Policy and ordinance; 2) Develop community partnerships by implementing Adopt and Trim a Tree programs; 3) Grant applications similar to the grant awarded by LA County; 4) Make Pomona a Tree USA destination noting we currently meet the criteria; and 5) Alter the current corridor grids to trim from one end of the city to other.

Dr. Kyle Brown, Pomona, Planning Commissioner and member of Clean and Green Pomona voiced support for the proposed Street Tree Master Plan; complemented staff for the thoughtful and comprehensive plan; shared that trees that are Native can be large and cause damage to infrastructure; provided a letter recommending a diverse plan suggesting the removal of four specific species, including 2 native palms, Crepe Myrtle and Eucalyptus trees.

Councilmember Torres expressed concern over asking residents to trim trees they have already paid taxes for and if the City is to implement a trimming program he feels residents should have flexibility over contractor selection and the City should provide a list of preapproved vendors; he also inquired about an Arbor Day event.

Public Works Director McWade, responded to Councilmember Torres questions noting that due to a lack of funding we are on a 10 year cycle. Residents often want their trees trimmed in advance of that funding; they also request crown reductions for appearance sake versus a safety trim. Many cities offer residents the ability to trim trees on their own timeline and at their expense.

Typically the city handles the arrangements and payment to ensure quality control and accurate maintenance records; she offered to look into other companies providing services if that were Council's direction.

Councilmember Escobar shared concerns about the damage caused by specific trees; pointing out roots protruding through the sidewalks as an example; she conveyed her hope that there was a consensus of the Council to repair sidewalks by providing the necessary funding and asked for clarification on the clearance standards for trees over streets and greenbelts. She also requested that the standards for the green belts be reviewed.

Councilmember Escobar suggested the Sierra Sweet Bay Leaf tree; advocated for the people that live off Village Loop Road and the perception that the City maintains trees on private property. She inquired as to what types of outreach the City provides for these homeowners; questioned the city's current use and future plan for non-potable water; asked what has been done differently since the governor lifted drought restrictions; inquired into the tree grid asking for an explanation of the size 5-1 compared to others; commented that through communication they have seen improvement in trimming cycles, however, improvement is still needed; inquired if the City is still marking trees with X's before taking them down; asked for clarification of the emergency rate and if the cost of taking someone off the grid using a three member crew was \$168.

Nick Olago, Regional Manager West Coast Arborists responded to Councilmember Escobar's inquiries, noting that as the direct contact for the City of Pomona contract he has been managing the City since 1999 therefore is well aware of the City's history and stated he would be happy to assist.

Director McWade asked for time to look into the tree count for 5-1 and if requested, could look at developing it differently; confirmed the \$168 per hour rate for a 3 man rental crew and that trees to be removed are being marked with a red dot.

Councilmember Escobar commented on her observations about messy pines and Jacaranda trees; recommended that her colleagues take a moment to look at the view as you exit the 71 onto Rio Rancho Road, the panoramic of the city is gorgeous sharing that if the City create beautiful settings such as it will be role model and inspire its residents to do the same; suggested a sponsor campaign and promote this via the city website, specifically recommending that anyone who has a baby should sponsor a tree.

Councilmember Gonzalez thanked everyone for their presentation and their work on the Tree Master Plan; noted that in regards to the Tree City USA designation, it is a way to show off the City's trees.

Director McWade responded to Councilmember Gonzalez' inquiry regarding the acquisition of a tree spade for transplanting trees from the movie theater site; shared that a tree spade has been researched, however, at current staffing levels it wouldn't be conducive and the City would have to hire a company who is experienced in preserving trees.

Councilmember Gonzalez replied to Dr. Kyle Brown regarding his question of the Redwoods, asserting that they must be included in the Master Plan because we have an entire grove on McKinley Ave; agreed with Councilmember Ontiveros-Cole about the reduction in the number of

Palm trees; asked Director McWade about the expense of rain sensors on park sprinklers and inquired if there are grants available for such projects, as well as the inclusion and expense of tree stump removal

Director McWade responded that the City has a rain sensor program in District 4, which they are looking to implement citywide and are researching the rebates offered through Metropolitan Water District; informed Councilman Gonzalez that tree stumps have been identified in this plan as additional items to be removed, however the process is expensive.

Councilman Gonzalez shared his preference for non-invasive flowering trees such as the Crepe Myrtle, as well as, providing a recommendation to grandfather in species if they correlate to street names. For example, there are streets in District 1 named Laurel and Orange Grove; stating the name loses its purpose if there are no trees.

Director McWade stated she would look to the City Council for guidance on this, as there are specific reasons trees were removed, such as cost of maintenance and suggested the use of Cultural Arts Money for this type of preservation.

Councilmember Ontiveros-Cole shared concerns with the tree cutting in her district, specifically about the very large Camphor trees that often contain dead branches; and inquired about the pricing and frequency of the maintenance of the Chinese Elm.

Nick Olago responded to Councilmember Ontiveros Cole, stating that the Chinese Elm is a cycle buster. The species will not last 4-5 years between trimming, as they grow extremely quick and require a crown reduction every two years in order to be safe. Due to the ongoing need for frequent trimming, the price was negotiated to \$168 per hour, in place of the usual \$185 per hour.

Councilmember Ontiveros Cole noted concerns about the historical palms and the supervision of work completed by West Coast Arborists; shared a preference for less palm trees; voiced she is not in favor of the East Holt Median Plan in the Corridor Specific Plan and would prefer to see trees transplanted from the Mayan Theater site; she inquired about the maintenance of the trees in the Adopt / Donate a Tree programs.

She expressed concern about rain sensors; inquiring if it is possible to put in a system on Huntington Blvd to maintain the historical pine trees; and stressed the importance of maintaining trees in existence amidst all the discussion of tree replacement.

Director McWade stated that the purpose of the Adopt-a-Tree Program is to plant replacement trees and thus the homeowner would take responsibility for watering, but the grid trimming would still be the responsibility of the City; due to state law the City cannot water grass medians, and it will require funding to retrofit that irrigation to water the trees differently as hand watering is not an effective system. The goal is to keep these trees; the City has started watering and are looking for funding for the retrofit.

Councilmember Robledo thanked Director McWade for the efforts of her department, and staff, as well as, expressed appreciation to West Coast Arborists for their dedication; commented on the benefit of the Tree Trimming Grid as it demonstrated the cost we incur to keep our city green; inquired if the Tree City USA Designation would allow the City to be eligible for additional Grants; voiced support for additional grant money to help with outreach and signage with explanations of street names; provided an example of educating the public to palm thefts so they can report suspicious activity.

Director Meg McWade replied that she would look into the Tree City Designation and is hopeful it would enhance our ability to apply for grants.

Councilmember Carrizosa commented on the consistency of tree trimming throughout the City stating that the quality should be the same throughout; requested a brief explanation of the Tree Trimming Grid and inquired as to what stage the City is at now; agreed with Councilmember Gonzalez' comments about street naming; voiced that we need to start limiting pines and adding more variety of trees in the City; spoke in support of the completion of tree trimming on one street from start to finish; and encouraged her fellow Councilmembers to take into consideration the recommendations from Dr. Kyle Brown.

Director McWade noted there is a revised schedule, which she can provide in the next weekly report, and Mr. Hentzen added that the next grid scheduled will be a combination of 4-3 and 1-1. She also reported that they are hoping to have the Street Tree Master Plan finalized for adoption in the next few months.

Mayor Sandoval commented that the budget was just approved and cuts had to be made; shared that tree maintenance services costs increase yet the Council still has a responsibility to keep the city beautiful; advised his colleagues that they will need to work towards eliminating future cuts because if the City does not act now, then they will end up paying later.

4. Presentation and Discussion on Pomona Corridors Specific Plan and the Updated Pomona General Plan

Development Services Director Lazzaretto gave a presentation on the updated Pomona General Plan and the Corridor Specific Plan and provided background and history on the General plan. The previous plan was adopted in 1976; in 1999 the City started the process of updating it, a draft was presented in 2007 and it did not get approved due to RHNA (Regional Housing Needs Allocation) and density concerns. Per RHNA Pomona needed to provide zoning for approximately 3626 units. Therefore, in 2014 the City Council adopted a new General Plan and the Corridor Specific Plan predicated upon an Economic Development Study that showed the City is lacking options for an adult population that don't want to live in a single family neighborhood. Development was proposed along the corridors and in the downtown as illustrated by showing a Change Area map from the 2014 plan; he elaborated on the ideas behind the creation of the Corridor Specific plan; discussed how projects are approved per criteria set forth in the Corridor Specific Plan and shared changes made to the process (i.e. renderings on signs, additional notifications to council member and school district); he reviewed the 10 day appeal process; shared his passion about the General Plan and its purpose; provided alternatives to the approval process including; 1) selection of a different hearing officer; 2) hire a professional hearing officer; 3) form a small committee 4) go back to a formal discretionary hearing process. He provided examples of specific project to demonstrate how the plan is working

Councilmember Carrizosa gave a brief history of why she requested this item be reviewed, highlighting that the projects Director Mark Lazzaretto provided as examples were sent to the Planning Commission and the City Council for approval, and not approved by the Director as outlined in the Corridor Specific Plan; expressed disagreement that The Community Development Director has the authority to conditionally approve or deny a development plan; gave praise to Director Lazzaretto, however, mentioned the uncertainty of the future; shared concerns with the

approval process pertaining to the project on South Garey Ave. stating that many did not know what was going on; stated she researched the project which led to additional worries about crime levels; recommended to remove the authority of such projects from the Community Development Director and proposed a change so that City Council and Planning Commission could be involved in the approval process of such projects.

Councilmember Torres agreed with Councilmember Carrizosa regarding a change to the Direct level approval process; and would approve an amendment so that the Planning Commission and City Council has ultimate approval; commented that Pomona is taking on a huge role compared to surrounding communities in regards to providing some of the housing opportunities in the region therefore the Council needs to be involved and providing oversight.

Councilmember Ontiveros-Cole expressed concerns that the Planning Commission has not had the opportunity to get involved and the impact this has on residents; agreed with Councilmember Torres that the Planning Commission should be consulted in these projects and the City Council should have final approval.

Councilmember Gonzalez shared concerns on the disagreement about density within the City; commented that if projects don't go to the planning Commission the community does not get to provide input. In response to Councilmember Carrizosa's suggestion to change the Director level approval process he suggested a three member panel comprised of the Development Director, the Mayor, and the Councilmember for the district in which the project will be located; stated he has confidence in the Planning Department, likes the Corridor plan and the concept of fast tracking good projects.

Assistant City Attorney Jared clarified that Councilmember Gonzalez's recommendation for a 3 person tribunal stating there may be legal issue with due process because of the current 10 day appeal process, however, he would happy to review and suggest another alternative.

Mayor Sandoval respectively disagreed with his colleagues about a change in the policy approval process clarifying that there is a rigorous set of standards that have been approved by the City Council that the Development Director uses to render a decision; reiterated that the previous City Council approved this fast track process in the interest of the budget and creating an environment for business that has a very clear and rigorous process.

Director Lazzaretto shared three reasons why the current process works; 1) Creates more certainty, it is either a yes or a no if it does or does not meet the plan; 2) It is a fast tracking process, do not have to wait for hearings; 3) It's a reduced process; less work to create a presentation to an individual versus a Planning Commission or City Council.

Mayor Sandoval inquired if this process was out of the ordinary from what other cities do and requested Director Lazzaretto explain the process again, specifically how the City Council is notified of the Director's decision.

Director Lazzaretto responded that Irvine has a similar process; however, other cities have thresholds for which projects go before a hearing officer or to the Planning Commission; clarified that when a project is approved, it is included in the Friday letter, and per changes made in October, there is now direct communication with the Councilmember, school district and a rendering of the project will be added to the site sign.

In response to Mayor Sandoval's inquiry regarding the final decision and City Council notification process, Director Lazzaretto stated the decision is final if it is not appealed. If it is appealed, then it would go to the Planning Commission and the City Council. The City Council having been notified has a right to appeal it.

Mayor Sandoval inquired if there has been a change in the number of projects and interactions with developers, since the Specific Corridor Plan has been approved; requested to know how many projects the Director has seen and questioned how a change in the process would impact development.

Director Lazzaretto shared that they have frequent conversations with developers, currently there are 6 projects approved through the Corridor Specific Plan and there are approximately 90 projects in the pipeline; approximately 20 are in the Corridor Specific Plan and expressed that a change to the process and/or the development plan would be detrimental.

Councilmember Torres asked what other cities have a similar policy, and is such a policy mostly in big cities, medium cities or small cities?

Director Lazzaretto stated Pasadena has it and similar projects are going up the corridors there, elaborating that it certainly exists more often in bigger more urban cities than in smaller cities, because of the different makeup of the community and their efforts to attract development.

Councilmember Torres shared observations that because other cities are maintaining their rights they not putting high density projects in the middle of their cities but rather around Pomona's borders; questioned why we are letting staff make decisions on behalf of the City Council; he recommended that the City Council retain their rights and encouraged the Council to look at what is happening in the surrounding areas and to support the motion.

Mayor Sandoval advised that they are not voting on this item, this is just an update.

Councilmember Carrizosa expressed concern over the 10 day appeal process stating it was not long enough due to the Pomona City schedule being closed every Friday - Sunday; discussed that density means different things by area, stating that it seems density seems to go to areas that are already dense, suggested avoiding a similar situation to the project on the corner of Indian Hill and Holt; shared the opinion that the City Council is giving up the right to secure what is best for the City and is putting it in the hands of the Development Director; inquired about the communication notifying the Councilmembers and location for the 6 projects that are currently approved; requested that the City Council explore an alternate approval process.

Director Lazzaretto confirmed a total of 6 projects that were documented in the Friday Letter; elaborated on the details of the current projects offering to provide the City Council with the address and unit counts for each.

Councilmember Robledo thanked Director Lazzaretto for actively engaging her to talk about projects in her district; agreed with Councilman Gonzalez that Council will need to address the density issue; agreed with Councilmember Carrizosa that additional density will require additional resources; suggested that Council should want to actively engage in the approval process as that makes us business friendly and requested more time for the appeal process, suggesting 10

Pomona Business Days; encouraged communication between city staff, the developer and the Council Member who's district is most impacted is very important; complimented Director Lazzaretto for his active engagement and dedication, however, inquired if there should there be a change in the Community Development Director would there be the opportunity to change this hearing officer to someone else's role?

Director Lazzaretto responded that change is possible; shared that currently staff are executing the document as approved by the Planning Commission and City Council.

Councilmember Robledo reiterated the need to address density sharing because Los Angeles is expected to be the most dense city in 2025 and this will impact the surrounding communities, including Pomona; suggested this be incorporated into the Corridor Specific Plan; shared that she has received positive comments on the project at North Garey Ave. and Bonita and therefore encourages the Council not to completely dismay over the Corridor Specific Plan; requested that Mayor Sandoval look into the longer appeal process.

Councilmember Ontiveros-Cole expressed deep respect for Director Lazzaretto's expertise and willingness to help our City; shared concerns about the special housing projects and the addition of fast track special housing in Pomona; agreed with Councilmember Torres' statement that Pomona is being impacted, while other cities are not. Pomona used to be a Single Family town and now it's over 50% rentals; inquired into the possibility of condos or townhomes as fast track projects; shared the importance that people invest in the community; stated that the decision making authority should be giving back to the City Council and Planning Commission.

Councilmember Carrizosa spoke about having a permanent and stable population explaining that by adding rentals we are not meeting this goal; commented on density stating that the City Council needs to be careful not to be seen as a dumping ground; shared her preference for single family housing because of the investment the residents make in the community; shared she is not against the Corridor Specific Plan only the decision making process and feels that elected and appointed officials should be making the hard decisions; stated she will continue to advocate to change the manner in which projects are approved and to ensure the process is fair, honest and unbiased.

Director Lazzaretto responding to Councilmember Gonzalez's inquiry regarding retail in the Corridor Specific Plan noted that the plan does allocate specific land at prime intersections for retail.

Councilmember Gonzalez commented he is more comfortable with the current process knowing there are two different appeal opportunities; expressed appreciation to his colleagues for their comments and asked that they have confidence in the Planning Department and Community Development Director; shared that he likes the purpose of the General Plan and the Corridor Specific Plan, however, has concerns about a fundamental disagreement on density.

Councilmember Robledo agreed with Councilmember Carrizosa's position for the elected officials having more of a say in what we are doing; stressed the importance that whomever is making the final decision needs to understand the wants of the City Council and vice versa the Council needs to communicate its preferences.

Councilmember Escobar spoke in support for keeping the approval process with Director Lazzaretto; commented that he is the professional, educated in this area and experienced and mentioned that the City Council will always have different perceptions, because of the constant elections and appointments, therefore keeping one thing consistent, the Development Director, will help in the approval process. She shared her thoughts on the comparison of Pomona to other cities such as Pasadena and Fontana; noted she does not want to undo every single decision, as last year there were 10 appeals, prefers the past be left in the past; inquired about density and how it will be addressed with housing.

Mayor Sandoval stated points were made by both sides; summarized that if Director Lazzaretto had the final decision he would be concerned, but he does not, due to the appeal process and added that the specifics of an approval given by Director Lazzaretto were developed by the previous City Council; shared that the Council has the ability to call into question any project that comes before them.

Larry Ortega, resident of Pomona, spoke on the appeal and notice process; felt there was a lack of communication for the project at 1680 South Garey; discussed social, economic and fiscal impact of projects and the role of the Planning Commission; expressed concerned for the non-profits and types of tenants being put into the South Garey location.

Director Lazzaretto stated that State law prohibits treating special needs or affordable housing any differently than other sites of housing; confirmed that a sign was placed at the project site, notices were provided to those living within 1000 feet, and the City Council was notified.

Mayor Sandoval inquired if there was a policy in place in the Corridor Specific plan to ensure a mix of market rate housing and mixed use housing.

Director Lazzaretto responded that none of the other projects in the pipeline were affordable housing projects, they are attracting market rate housing; shared if Pomona feels it is burdened with a larger share of affordable housing the City Council can work with State legislators to ensure the surrounding communities have an equivalent share; commented that as a community we need to provide housing for homeless folks, on the other hand, the message is often to do it somewhere else.

Mayor Sandoval stated that the key is making sure that homeless housing is shared regionally. He inquired if Mr. Ortega's comments about non-profit and the lack of tax benefits were correct and asked for details of the types of housing next set of approved projects.

Director Lazzaretto confirmed Mr. Ortega's information was accurate, providing the example that if a church buys a property to build a church and it comes off the tax rolls and if an affordable housing developer buys a project and then rents it, it then becomes a tax free project. He shared that one of the biggest projects on the horizon is next to the Gold Line station, the developer is looking to build approximately 600 market rate units.

City Manager Lowry asked if the City Council would like a set of options to consider, amending the existing Corridor Specific Plan or processes related to the way they implement the Corridor Specific Plan or both; and shared that a change to the 10 day notice would be an amendment to the ordinance.

Council concurred they would like to see options as it relates to how the decisions are made; asked for more information about the State and their process, feels there is a need for more information on that because otherwise it does fall unfairly on Pomona, asked for additional options to the approval authority rather than just the Director.

City Manager Lowry clarified that if some of the concerns are explicitly called out in the ordinance then there would be a request for Council to direct staff; inquired if the Council wants to bring forward an amendment, which would require the noticing and the 1st and 2nd meeting and the 30 day implementation versus just a policy change which can be implemented immediately.

Councilmember Carrizosa spoke in favor of a change in the authority and suggested a 20 day appeal notice; noted she is not trying to undo any previous City Council's decisions, but rather the appeal which is a right that anybody can exercise.

Mayor Sandoval reiterated that the Council would like to see more home ownership in the form of townhomes and condos.

The City Council directed Staff to put together a set of options to consider regarding the decision making process for the Corridor Specific plan, review the twenty day appeal notice possibly amending the Ordinance, and requested information on the State's process.

City Manager Lowry informed the City Council that she would advise them when this would be brought back to the City Council.

5. Finding of Public Benefit to the Community at Large for Recommended Expenditures

CURRENT REQUESTS:

- A. Amount to be determined to the American Legion in Pomona, in support of their Memorial Day event - Amount requested: TBD

MOTION BY COUNCILMEMBER ROBLEDO, SECOND BY VICE MAYOR ESCOBAR, CARRIED 7-0, to approve Findings of Public Benefit to the Community at Large for Recommended Expenditures.

Vice Mayor Escobar stated she would contribute \$250; Mayor Sandoval stated he would contribute \$600; Councilmember Robledo stated she would notify Anne Marie of the amount she would be contributing; Councilmember Ontiveros-Cole stated she would contribute \$600.

Councilmember Carrizosa requested to add the Pomona Youth Orchestra to the Findings of Public Benefit due to it coming up after the posting of the agenda and requiring immediate action.

- B. Pomona Youth Orchestra, in support of their end of the year activities, Amount requested \$150

Councilmember Carrizosa stated she would contribute \$150, Councilmember Ontiveros-

-Cole stated she would contribute \$200; Mayor Sandoval stated he would contribute \$500.

Councilmember Robledo amended her motion to include item B.

AMENDED MOTION BY COUNCILMEMBER ROBLEDO, SECOND BY VICE MAYOR ESCOBAR, CARRIED 7-0, to approve Findings of Public Benefit to the Community at Large for Recommended Expenditures.

MATTERS INITIATED BY CITY COUNCILMEMBERS

Councilmember Escobar reported that City Manager Lowry, Councilmember Torres and herself attended the ICA conference which covered immigration status, sanctuary cities, and harassment issues.

Mayor Sandoval thanked all the little league baseball teams, including parents, grandparents and everyone involved in helping these young men and women.

Councilmember Carrizosa requested to consolidate leftover discretionary money to paint the bridge on First Street which is now a landmark. Mayor Sandoval asked if we get an estimate. City Manager Lowry responded that the Bridge is a very large piece of infrastructure, and confirmed that an investment has not been made to maintain it sufficiently sharing it also has missing tiles and therefore it would be an appreciable investment to restore it. Councilmember Carrizosa requested that someone take inventory of what is needed. Mrs. Lowry agreed to get an estimate.

ADJOURNMENT

The City Council meeting was adjourned at 10:29 PM

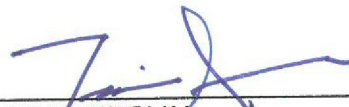
The next Regular Meeting will be held on Monday, July 10, 2017 at 5:30 p.m. in the City Council Chambers, 505 S. Garey Avenue, Pomona, California. Closed Session items will be discussed at 5:30 p.m. The Open Session will commence at 7:00 p.m.

Respectfully submitted,

ATTEST:



EVA M. BUICE, MMC
City Clerk/Secretary of the Pomona
Housing Authority/Successor Agency to the
Redevelopment Agency



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