

**CLAREMONT CITY COUNCIL
MEETING MINUTES**

Tuesday, July 14, 2026 – 6:30 PM

Video Recording is Archived on the City Website

<https://www.claremontca.gov/Government/City-Council/Watch-a-Meeting>

CALL TO ORDER

Mayor Stark called the meeting to order at 6:30 PM.

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

ROLL CALL

PRESENT COUNCILMEMBER: CALAYCAY, LEANO, MEDINA, REECE, STARK

ABSENT COUNCILMEMBER: NONE

ALSO PRESENT Adam Pirrie, City Manager; Alisha Patterson, City Attorney; Mike Ciszek, Chief of Police; Jeremy Starkey, Director of Finance; Brad Johnson, Director of Community Development; Melissa Vollaro, Director of Recreation and Human Services; Jeremy Starkey, Director of Community Services; Shelley Desautels, City Clerk

CLOSED SESSION REPORT

There was no closed session meeting.

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

This item starts at 02:11 in the archived video.

Katherine Loeser, Claremont Helen Renwick Library Librarian, provided an update on upcoming Library events.

UPCOMING FEDERAL HOLIDAYS

MAYOR AND COUNCIL

Council Items – None

Council Assignment Reports – None

CITY MANAGER REPORT

This item starts at 05:15 in the archived video.

City Manager Pirrie invited all to attend the upcoming community workshop regarding coyotes on July 16, the Claremont Police Department's National Night Out on August 4, and Los Angeles County Department of Public Works household hazard waste collection on July 25.

PUBLIC COMMENT

This item starts at 6:49 in the archived video.

City Clerk Desautels announced no general written public comment had been received.

Mayor Stark invited public comment.

John spoke about the Diego Rios incident.

Ron, Claremont resident, spoke in support of the 4th of July events and shared it is the 35th anniversary of the City's ban on gas leaf blowers.

Lydia Hernandez, Claremont Tenants United, spoke about the challenges of being a tenant in Claremont and asked the City Council to help tenants enforce the City's anti-harassment ordinance.

Toby Tewell, Claremont resident, highlighted negative impacts he believes are due to the homelessness issues in and around Claremont.

Mayor Stark closed public comment.

CONSENT CALENDAR

This item starts at 22:27 in the archived video.

City Clerk Desautels announced no written public comment had been received on the Consent Calendar.

Mayor Stark invited public comment on the Consent Calendar.

There were no requests to speak.

Mayor Stark closed public comment.

Councilmember Reece moved to approve the Consent Calendar, seconded by Councilmember Calaycay, and carried on a roll call vote as follows:

AYES: ***Councilmember – Calaycay, Leano, Medina, Reece, Stark***

NOES: ***Councilmember – None***

1. Adoption of a Resolution Approving the City Warrant Register
Adopted Resolution No. 2026-35, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID, dated June 25, 2026.
2. City Council Minutes of June 23, 2026 (Regular)
Approved the regular City Council meeting minutes of June 23, 2026.

3. Adoption of an Ordinance Amending the Claremont Municipal Code Pertaining to Accessory Dwelling Units
Adopted Ordinance No. 2026-02, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, AMENDING EXISTING MUNICIPAL CODE CHAPTER 16.333 - ACCESSORY DWELLING UNITS (24-CA01).
4. Cancellation of the August 11, 2026 and August 25, 2026 Regular City Council Meetings
Cancelled the regular City Council meetings of August 11, 2026 and August 25, 2026.
5. Adoption of a Resolution Establishing the 2026-27 General Obligation Tax Rate for the Levy of an Ad Valorem Tax to be Collected to Make Debt Service Payments on Outstanding General Obligation Bonds Issued to Finance the Acquisition of Johnson's Pasture
Adopted Resolution No. 2026-36, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, REQUESTING AND AUTHORIZING THE COUNTY OF LOS ANGELES TO LEVY A TAX ON ALL REAL PROPERTY IN THE CITY OF CLAREMONT AS A VOTER APPROVED LEVY WITH RESPECT TO THE CITY'S GENERAL OBLIGATION BOND APPROVED BY THE VOTERS AT THE NOVEMBER 7, 2006 STATEWIDE GENERAL ELECTION TO FUND THE ACQUISITION OF JOHNSON'S PASTURE.
6. Authorization to Enter Into An Agreement with All City Management Services for Crossing Guard Services (Funding Source: General Fund)
 - A. Authorized the City Manager to enter into a one-year agreement with All City Management Services for crossing guard services, effective July 1, 2026, in an amount not-to-exceed \$124,308; and
 - B. Appropriated \$8,308 from the unassigned General Fund balance to fully fund the agreement.
7. Resolutions Adopting Revised Salary Schedules Related to the Adoption of the 2026-28 Budget (Funding Source: General Fund)
 - A. Adopted Resolution No. 2026-37, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ADOPTING REVISED SALARY SCHEDULES FOR CLAREMONT ADMINISTRATIVE AND TECHNICAL SUPPORT EMPLOYEES' ASSOCIATION (CATSEA), CLAREMONT POLICE OFFICERS' ASSOCIATION (CPOA), AND PART-TIME JOB CLASSIFICATIONS FOR FISCAL YEAR 2026-27; and
 - B. Adopted Resolution No. 2026-38, A RESOLUTION OF THE CITY OF COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, AMENDING RESOLUTION NO. 2024-31 BY SETTING FORTH THE HOURS, WAGES, AND WORKING CONDITIONS FOR CERTAIN UNREPRESENTED EMPLOYEES THROUGH JUNE 30, 2027.

PUBLIC HEARINGS – None

ORDINANCES – None

ADMINISTRATIVE ITEMS

8. Rent Stabilization Discussion (Funding Source: General Fund)

This item starts at 23:43 in the archived video.

Katie Wand, Deputy City Manager, gave a PowerPoint presentation.

City Clerk Desautels announced 12 written public comments had been received on this item.

Mayor Stark invited public comment.

Unidentified speaker provided information regarding rental units and asked the City Council to stabilize rents in Claremont.

Paul Wheeler, Claremont resident, asked the City Council to not enact rent stabilization as he believes it would ultimately burden landlords as well as the community.

Maria Lisa Kay, Claremont resident, spoke about negative experiences of being a tenant.

Unidentified speaker urged the City Council to direct City staff to create a rent stabilization plan.

Bill Baker shared his experiences of being a tenant and property owner and urged the City Council to meet with landlords to understand their issues.

Rachel Forester, Claremont resident, shared information related to increasing costs of rent.

Anthony Edson shared information on being a landlord in Claremont and Pasadena.

Unidentified speaker asked the City Council to aid in rent stabilization.

Unidentified speaker shared her experiences of being a business owner and landlord in Claremont and Pasadena.

Ernest Holiday stated that both tenants and landlords are currently experiencing hardships.

Unidentified speaker shared her experiences of renting in Claremont and added that she can no longer afford to live in the City.

Douglas Lyon, Claremont resident, believes the existing market will set the rates and government should not be involved in that process.

Paul Steffen shared his experiences of the rental market and believes that if rent stabilization is enacted the market will shift, and most likely shift negatively.

Jose Ochoa, Claremont resident, shared that tenants understand rents will increase, but he asked that rents increase in a sustainable manner for tenants.

David Frock shared his negative experiences of being a landlord in Claremont.

Matthew Buck, California Apartment Association, asked the City Council to remain focused on programs that aid tenants and not enact rent stabilization.

Unidentified speaker, Claremont resident, shared his experiences of being rent burdened.

Jesus Rojas, Apartment Association of Greater Los Angeles, shared that the Association strongly opposes rent stabilization.

Lisa Schuster, Claremont resident, urged the City Council to enact rent stabilization as rent increases are higher than salary increases at this time.

Felipe Hernandez urged the City Council to take action and enact rent stabilization.

Sonja Stump suggested Claremont work with non-profits to help individuals purchase housing units.

Lydia Hernandez, Claremont resident, reminded the City Council that AB 1482 sunsets in 2028 and asked the City Council to enact rent stabilization and a rental registry.

Linda Mawby suggested the City incentivize accessory dwelling units as an increase in housing stock would be positive for the community.

Mike Boos spoke in support of the City's rental assistance program.

Faye Schoburt shared her negative experiences of renting on a fixed income.

Emily, Housing Assistance Pomona, spoke in support of rent stabilization as it prevents displacement and helps protect families.

Virginia Bravo, Claremont resident, shared that as a mortgage lender, it has been difficult to assist first time homebuyers in Claremont.

Erin Beck, Claremont resident, spoke about rent increases and how that negatively affects the community, specifically veterans and seniors.

There were no other requests to speak.

Mayor Stark closed public comment.

The City Council recessed at 8:08 PM.

The City Council reconvened at 8:13 PM.

Councilmember Leano spoke in support of a housing stability policy where problems are identified and solutions created, keeping in mind that rising costs are affecting all.

Councilmember Calaycay spoke in support of the comments made by Councilmember Leano and stated that he looks forward to the City Council reviewing its Inclusionary Housing Ordinance where funds collected could be used for rental assistance.

Councilmember Medina spoke in support of the comments made by his fellow Councilmembers and added that here are challenging aspects to being both a tenant and landlord.

Councilmember Reece spoke in support of some of the comments made by his fellow Councilmembers and reminded all that the City adopted an anti-harassment ordinance for tenants and landlords.

City Manager Pirrie responded to questions from the City Council regarding tenant/landlord issues, City's inspection of rental properties, and review of the City's Inclusionary Housing Ordinance.

Ms. Wand responded to additional questions from the City Council regarding industry standard for identifying the number of units owned by an individual versus a corporation, use of commercially available aggregated data, and data presented by the apartment association.

Mayor Stark added that she cannot support a policy that constricts housing construction and creates additional tenant issues instead of social cohesion. She would like to see additional research provided on ownership of large rental units.

The City Council received and filed the report.

9. Informational Update Regarding Overnight Parking Concerns Raised by Residents of Bonita Avenue Apartment Complexes (Funding Source: General Fund)

This item starts at 2:24:58 in the archived video.

Katie Wand, Deputy City Manager, gave a PowerPoint presentation.

Ms. Wand and Maricela, Bonita Avenue apartment complexes property manager, responded to questions from the City Council regarding the shortfall of parking spaces, lease agreements regarding parking spaces, inspection of parking garages, additional parking at Claremont Pacifica, evaluation of underutilized space to be potentially converted to parking, and tenants who do not have a vehicle paying less rent for giving up a parking space or garage.

City Clerk Desautels announced one written public comment had been received on this item.

Mayor Stark invited public comment.

Paul Wheeler, Claremont resident, urged the City Council to not allow overnight parking on City streets.

Vickie Noble, Claremont resident and member of the Safe and Healthy Housing Committee, spoke in support of the City's current overnight parking ordinance.

Douglas Lyon, Claremont resident, recommended inspections take place to make sure vehicles are parked in garages and restrictions be in place that only vehicles may be stored in the garages.

Jim Keith highlighted his written public comment submitted and spoke in support of the City's current restriction on overnight parking.

Unidentified speaker, Claremont resident, asked all to keep in mind that due to the high price of rents, more individuals will be living in one unit resulting in more vehicles.

Sue Keith asked the City Council to be mindful of future developments that will allow for a reduced number of parking spaces and remember the issues people are currently experiencing.

Lee Mawby, Claremont resident, expressed concern if the apartment complexes on Bonita were granted leniency in overnight parking restrictions.

Unidentified speaker spoke in support of increasing the parking at the apartment complexes and suggested the use of landscaped parking lots.

Unidentified speaker spoke in support of overnight parking restrictions.

Hugo Horta spoke in support of the City's overnight parking restrictions; however, believes Claremont's ideology is not a real situation anymore due to deteriorating streets and walkways.

There were no other requests to speak.

Mayor Stark closed public comment.

Director Brad Johnson responded to questions from the City Council related to parking allowances on existing grounds, multimodal usage, stacked parking, and setback requirements.

Councilmember Reece asked all to be mindful of staff resources and shared his experiences as a homeowners association president in addressing parking issues.

Councilmember Calaycay reminded all that mass transit services currently exist.

Mayor Stark spoke in support of addressing the issues residents are experiencing at these apartment complexes related to parking.

The City Council received and filed the informational update.

ADJOURNMENT

Mayor Stark adjourned the regular meeting of the Claremont City Council at 9:53 PM. The next regular meeting of the Claremont City Council will be held on July 28, 2026.

Mayor

ATTEST:

Deputy City Clerk