



505 South Garey Avenue
Pomona, CA 91766

City of Pomona Historic Preservation Commission

Action Minutes

***Chairperson Jim Kercheval
Vice-Chairperson Alice R. Gomez
Commissioner Chara Swodeck
Commissioner Walter Martinez
Commissioner Marcos Molina
Commissioner James Gallivan
Commissioner Ann Tomkins***

Wednesday, February 7, 2024

6:30 PM

CALL TO ORDER

Chairperson Swodeck called the meeting to order at 6:33 p.m.

PLEDGE OF ALLEGIANCE

Chairperson Swodeck led the Pledge of Allegiance.

ROLL CALL

Present: Chairperson Chara Swodeck
Vice-Chairperson Jim Kercheval
Commissioner Walter Martinez
Commissioner Alice Gomez
Commissioner James Gallivan
Commissioner Ann Tomkins

Absent: Commissioner Marcos Molina

Staff Present: Geoffrey Starns, Historic Preservation Supervisor

SELECTION OF CHAIR AND VICE-CHAIR:

Moved by Chairperson Swodeck, seconded by Commissioner Gallivan, to elect Vice-Chair Kercheval as Chairperson. Motion carried (6-0-0-1)

Ayes: Swodeck, Gonzalez, Gomez, Gallivan, Kercheval, and Tomkins

Noes: None

Abstention: None
Absent: Molina

Moved by Chairperson Kercheval, seconded by Commissioner Tomkins, to elect Vice-Chair Commissioner Gomez as Vice-Chairperson. Motion carried (6-0-0-1)

Ayes: Swodeck, Gonzalez, Gomez, Gallivan, Kercheval, and Tomkins
Noes: None
Abstention: None
Absent: Molina

PUBLIC COMMENT:

None

COMMISSIONER COMMUNICATION:

Moved by Chair Kercheval, seconded by Commissioner Tomkins, to move Commissioner Communication and the Consent Calendar to after the public hearing items. Motion carried (6-0-0-1)

Ayes: Swodeck, Gonzalez, Gomez, Gallivan, Kercheval, and Tomkins
Noes: None
Abstention: None
Absent: Molina

PUBLIC HEARING ITEMS:

1. Major Certificate of Appropriateness (MAJCOA-022374-2023) (Continued from January 4, 2024)

A request for a Major Certificate of Appropriateness (MAJCOA-022374-2023) for the proposed conversion of a 461 square foot existing garage and accessory storage structure into a new ADU with a new 371 square foot addition to the garage/ADU at the rear of the contributing resource located at 550 E. McKinley Avenue, within the Lincoln Park Historic District.

Staff presented the item and answered questions from the Commission.

The public hearing was opened. The applicant, Ron Ruiz spoke in support of the item and answered questions from the Commission. The public hearing was closed.

The Commission discussed the item and had two concerns. The lack of a garage door on the north elevation since it is visible from the street, and the whether solartubes and/or skylights should be used to provide more light into the unit. After the discussion, staff suggested continuing the item to provide staff and the applicant time to find a solution to Commission's concerns.

The public hearing was reopened and the applicant was asked about Commission's concerns and if he objected to a continuance. Mr. Ruiz answered Commission's questions and did not object to the continuance.

The public hearing was closed.

**Moved by Commissioner Swodeck, seconded by Vice-Chair Gomez, to approve the item.
Motion carried (4-1-1-1)**

Ayes: Swodeck, Gomez, Gallivan, and Kercheval
Noes: Tomkins
Abstention: Martinez
Absent: Molina

In Opposition: None
In Support: Ron Ruiz

Discussion Time: 53 minutes (6:42 P.M. to 7:32 P.M.)

2. Major Certificate of Appropriateness (MAJCOA-014532-2020)

A request for a Certificate of Appropriateness (File No. MAJCOA-014532-2020) to retroactively approve the replacement of the original windows with new vinyl windows, located at 426 West Columbia Avenue within the Wilton Heights Historic District.

Staff presented the item and answered questions from the Commission.

The public hearing was opened. The applicant, Otilio Veliz spoke in support of the item and answered questions from the Commission. Kim Johnson, Edgar Del Cid, Veronica Perez, and Albert Perez spoke in support of the project and about their neighborhood. The public hearing was closed.

Commission discussed the item.

Moved by Commissioner Swodeck, seconded by Chair Kercheval, to approve the item. Motion carried/failed (5-1-0-1)

Ayes: Swodeck, Martinez, Gomez, Gallivan, and Kercheval
Noes: Tomkins
Abstention: None
Absent: Molina

In Opposition: None
In Support: Otilio Veliz, Kim Johnson, Edgar Del Cid, Veronica Perez, Albert Perez

Discussion Time: 48 minutes (7:32 P.M. to 8:20 P.M.)

3. Major Certificate of Appropriateness (MAJCOA-019900-2022)

A request for a Certificate of Appropriateness (File No. MAJCOA-019900-2022) to retroactively approve the replacement of the original windows with new vinyl windows, located at 470 West Columbia Avenue within the Wilton Heights Historic District.

Staff presented the item and answered questions from the Commission.

The public hearing was opened. The applicant, Edgar Del Cid spoke in support of the item and answered questions from the Commission. Kim Johnson, Otilio Veliz, Veronica Perez, and Albert Perez spoke in support of the project and about their neighborhood. The public hearing was closed.

Commission discussed the item.

Moved by Chair Kercheval, seconded by Commissioner Swodeck, to approve the item. Motion carried/failed (5-1-0-1)

Ayes:	Swodeck, Martinez, Gomez, Tomkins, and Kercheval
Noes:	Gallivan
Abstention:	None
Absent:	Molina

In Opposition: None

In Support: Edgar Del Cid, Kim Johnson, Otilio Veliz, Veronica Perez, Albert Perez

Discussion Time: 31 minutes (8:20 P.M. to 8:51 P.M.)

DISCUSSION ITEMS: None

COMMISSIONER COMMUNICATION:

1. Report from the Awards Ad-Hoc Committee
Commissioners Tomkins and Gomez discussed the Committee's process and the deadline for submitting nominations
2. Individual Commission Communication
Commissioner Martinez spoke about his background and his interest in Historic Preservation.

Commissioner Tomkins asked about bringing back the remaining houses on Columbia to discuss their windows.

Commissioner Swodeck discussed Black History Month

Discussion Time: 34 minutes (8:51 P.M. to 9:25 P.M.)

CONSENT CALENDAR:

1. Approval of the Action Agenda from the June 7, 2023, June 20, 2023, August 2, 2023, September 6, 2023, October 4, 2023, November 1, 2023, December 6, 2023, and January 3, 2024 Historic Preservation Commission meetings.
Commission discussed the item and asked some questions.

Moved by Commissioner Swodeck, seconded by Chair Kercheval, to approve the Consent Calendar. Motion carried/failed (6-0-0-1)

Ayes: Swodeck, Martinez, Gomez, Gallivan, Kercheval, and Tomkins
Noes: None
Abstention: None
Absent: Molina

Discussion Time: 7 minutes (9:25 P.M. to 9:32 P.M.)

STAFF COMMUNICATION:

Supervisor Starns updated the Commission on the CLG Annual Report, future Commission items, staff reorganization of responsibilities, the Stables project, and the Firehouse project.

Discussion Time: 4 minutes (9:32 P.M. to 9:36 P.M.)

ADJOURNMENT:

The meeting was adjourned at 9:36 P.M. to the meeting of March 6, 2024.

Respectfully submitted and prepared by,

Geoffrey Starns, AICP, AIA, LEED AP
Historic Preservation Supervisor