



505 S. Garey Ave
Pomona, CA 91766

City of Pomona

Historic Preservation Commission

Action Minutes

*Chairperson Ann Tomkins
Vice-Chairperson Tamara Gonzalez
Commissioner Chara Swodeck
Commissioner Jennifer Williams
Commissioner Alice R. Gomez
Commissioner James Gallivan
Commissioner Jim Kercheval*

Wednesday, March 3, 2021

6:30 PM

Via Video Conference

CALL TO ORDER

Chairperson Tomkins called the Historic Preservation Commission meeting to order at 6:30 p.m. Via Video Conference.

PLEDGE OF ALLEGIANCE

Vice-Chairperson Gonzalez led the Pledge of Allegiance.

ROLL CALL

Present: Chairperson Ann Tomkins
Vice-Chairperson Tamara Gonzalez
Commissioner Chara Swodeck
Commissioner Jennifer Williams
Commissioner Alice R. Gomez
Commissioner James Gallivan
Commissioner Jim Kercheval

Absent: None

Staff Present: Anita D. Gutierrez, Development Services Director
Eunice Im, Assistant Planner

PUBLIC COMMENT

None

CONSENT CALENDAR**1. Approval of Draft Historic Preservation Commission Action Minutes meeting of January 6, 2021 and February 3, 2021.**

A motion was made by Commissioner Swodeck, seconded by Commissioner Williams, carried by a unanimous vote of the members present (7-0-0-0) to approve the Action Minutes meeting of January 6, 2021 and February 3, 2021 as amended.

Chairperson Ann Tomkins – yes; Vice-Chairperson Tamara Gonzalez - yes; Commissioner Swodeck – yes; Commissioner Williams – yes; Commissioner Gomez – yes; Commissioner Gallivan – yes; Commissioner Kercheval – yes.

OPPOSITION: None

IN SUPPORT: None

DISCUSSION: 1 minute (10:46 p.m. to 10:47 p.m.)

PUBLIC HEARING ITEMS**1. Major Certificate of Appropriateness (MAJCOA 14450-2020) (Continued from February 3, 2021).**

Location: 269 E. Alvarado Street

Request: A Major Certificate of Appropriateness (MAJCOA 14450-2020) to allow for a small workshop addition (335 sq. ft.) to detached garage on single-family residential lot located in the Lincoln Park Historic District.

Environmental Determination: Pursuant to the provisions of the California Environmental Quality Act, this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15303, (Class 3 – New Construction or Conversion of Small Structures).

A motion was made by Commissioner Swodeck, seconded by Commissioner Gomez, carried by a 5 “yes” votes and 2 “no” votes (5-2-0-0) to approve Major Certificate of Appropriateness (MAJCOA 14450-2020) as recommended by staff.

Chairperson Ann Tomkins – yes; Vice-Chairperson Tamara Gonzalez - no; Commissioner Swodeck – yes; Commissioner Williams – yes; Commissioner Gomez – yes; Commissioner Gallivan – yes; Commissioner Kercheval – no.

OPPOSITION: None

IN SUPPORT: Augusto Dolce, applicant, spoke in support of the project.
Omar, architect, spoke in support of the project.

DISCUSSION: 46 minutes (6:35 p.m. to 7:21 p.m.)

Augusto Dolce stated that his intent is to use the addition as a gym and as a storage facility for his tools. He mentioned that he does free weights and barbell workouts and needs the 60 amp light for his battery powered hand tools, which he uses to restore vintage scooters that have small engines. He explained the reason for the doors is to have additional airflow as he works out rather than a closed room.

Omar expressed that changing the proposed garage doors to French doors is not an option because it is dangerous and a higher risk for someone to break-in the property. He stated that his design meets the required setbacks and lot coverage mentioned in the zoning code. He expressed he will not consider a smaller square footage addition as suggested by the commission and will keep the 335 sq. ft. addition as he has proposed in his plans.

DISCUSSION

1. Proposed Revision to Section 5809-13(I) of the Zoning Code pertaining to non-contributing structures and the Mills Act.

A motion was made by Chairperson Tomkins, seconded by Commissioner Kercheval, carried by a unanimous vote of the members present (7-0-0-0) to recommend modification to section 5809-13(I) of the zoning code except as provided in paragraph 2; and to include at the last sentence of paragraph 2 “or will be brought closer to qualifying for re-designation as a contributor by the completion of projects in the contract or similar language as directed by the City Attorney”.

Chairperson Ann Tomkins – yes; Vice-Chairperson Tamara Gonzalez - yes; Commissioner Swodeck – yes; Commissioner Williams – yes; Commissioner Gomez – yes; Commissioner Gallivan – yes; Commissioner Kercheval – yes.

DISCUSSION: 1 hour 1 minute (7:22 p.m. to 8:23 p.m.)

Adjournment

The Historic Preservation Commission meeting was adjourned by Chairperson Tomkins at 10:51 p.m. to the next regularly scheduled meeting of April 7, 2021.

Respectfully submitted,

Prepared by,

Anita D. Gutierrez, AICP
Development Services Director

Miroslava PourSanae
Administrative Assistant