



CITY OF POMONA COUNCIL REPORT

October 21, 2024

To: Honorable Mayor and Members of the City Council

From: Anita D. Gutierrez, City Manager

Submitted By: Betty Donavanik, Development Services Director

SUBJECT: CITY COUNCIL CONSIDERATION OF A HISTORIC LANDMARK DESIGNATION (SHISTORIC 000606-2024) FOR THE PROPERTY LOCATED AT 290 HERITAGE COURT AND INTRODUCTION OF AN ORDINANCE AMENDING THE HISTORIC OVERLAY OF THE ZONING MAP

RECOMMENDATION:

It is recommended that the City Council take the following actions:

- 1) Conduct public hearing and receive public testimony;
- 2) Adopt the following resolution (Attachment No. 1):

RESOLUTION NO. 2024-176 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING A SINGLE HISTORIC LANDMARK DESIGNATION REQUEST (SHISTORIC 000606-2024) TO DESIGNATE A RESIDENTIAL PROPERTY LOCATED AT 290 HERITAGE COURT; and

- 3) Introduce, waive further and give first reading to the following ordinance (Attachment No. 2):

ORDINANCE NO. 4348 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AMENDING THE ZONING MAP, HISTORIC OVERLAY (H-OVERLAY) TO INCLUDE A LOCALLY DESIGNATED LANDMARK AT 290 HERITAGE COURT.

EXECUTIVE SUMMARY:

The subject requests are for the historic landmark designation of a residential property located at 290 Heritage Court, which is not currently within any Pomona Historic District (Attachment No.

1). All historic landmark designation actions require a Zoning Map Amendment to include the historically designated property within the Historic Overlay (H-Overlay) on the City’s Zoning Map (Attachment No.2). The application was submitted with documents demonstrating that the structure meets at least one of the criteria for designation, as is required by the City’s Zoning & Development Code.

SB1439/GOVERNMENT CODE §84308 APPLICABILITY:

When this box is checked, it indicates the agenda item is subject to the Levine Act SB1439 requirements. Councilmembers are reminded to check their campaign contributions and determine whether they have received a campaign contribution of \$250 or more that would require disclosure and/or recusal from discussing or acting on this agenda item. Campaign contributions of \$250 or more made 1) by any person or entity who is identified in the agenda report as the applicant or proposer or 2) on behalf of the applicant or participant, including a parent, subsidiary or otherwise related business entity, or 3) by any person who has a financial interest in the agenda item requires a councilmember to comply with SB1439.

FISCAL IMPACT:

No fiscal impact at this time.

PUBLIC NOTICING REQUIREMENTS:

A public hearing notice was published in the Inland Valley Daily Bulletin on October 11, 2024 and was sent to the property owners and occupants of properties within a 400-foot radius of the subject site on October 9, 2024.

PREVIOUS RELATED ACTION:

On September 4, 2024, the Historic Preservation Commission reviewed the application requesting Single Historic Landmark Designation SHISTORIC 000606-2024 for the property located at 290 Heritage Court and recommended City Council approval, with a 5-0-0-0 vote (Attachment No.3).

ENVIRONMENTAL IMPACT:

Pursuant to the CEQA Guidelines, these actions are not a project. Section 15060 of the Guidelines exempts actions from CEQA that would not result in either an indirect or direct impact on the environment and that do not meet the Section 15378(a) definition of a project. Section 15378(a) defines a project as one that has the potential for resulting in a physical change to the environment. No physical change to the environment is anticipated with the single historic landmark designation or map amendment.

DISCUSSION:

Background & Property Description

The property located at 290 Heritage Court is a single-story residential structure located in the northeast quadrant of the City, north of the Lincoln Park Historic District, and south of the 10 Freeway. The surrounding area is predominantly residential properties developed between the 1900s-1950s in varying conditions.

According to Pomona Building & Safety Division permit history, the property remained vacant and undeveloped until November of 1993 when the property's foundation was laid, suggesting that the structure was relocated to Pomona some time in 1993 or 1994. Public news articles detail that the residential structure estimated to have originally been constructed in 1912, was relocated from Harvey Mudd College in Claremont for campus expansion purposes, and previously served as housing for college staff.

The property is one of three properties on Heritage Court, a private drive that was developed in the 1990s to serve as an area for the relocation of older homes in danger of demolition. The concept for Heritage Court was the idea of Architect John Kasperowicz. Kasperowicz is widely regarded as an architect and creative director for the conceptualization and implementation of theme parks including EPCOT, Tokyo Disneyland, Disneyland Paris, Legoland, and Knott's Berry Farm. While the original vision was to create a neighborhood of five relocated restored homes, the project was not a financial success and the project was foreclosed upon before the City of Pomona acquired the project. Today, Heritage Court is comprised of three relocated homes from Pomona and Claremont.

The subject structure is the first home located at the entrance of Heritage Court. Unlike the surrounding development of the area, the structure is not oriented to the public right-of-way (Gibbs Street) and is only accessible via a private drive along Heritage Court. The structure has a setback of approximately of 13-feet, differing from the neighborhood streetscape which is characterized by a 25-foot setback.

Designation Criteria

Pursuant to Pomona Zoning & Development Code Section 800.C.2.a., any Eligible Historical Resource may be designated a Historic Landmark by the City Council if it meets the criteria for listing in the National Register of Historic Places, the California Register of Historical Resources, or the City of Pomona Historic Landmark Designation Criteria.

While the structure is estimated to have been constructed in 1912 in Claremont, CA and relocated to Pomona in 1993, the property contains distinctive characteristics of a 1910s Craftsman Bungalow. Craftsman Bungalows began to make their appearance in architecture in the early 1900s and are noted as an indigenous California version of the American Arts and Crafts movement, incorporating Southern California's unique qualities. The property exemplifies the Craftsman Bungalow architectural style and is characterized by its earth-toned paint colors, large roof overhangs, rafters, wide front door, wide front porch with heavy porch piers, river rock

foundation, and uniquely features the distinct exterior wood shingle siding meeting City of Pomona Historic Landmark Designation Criteria No. 1:

- 1. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship*

Prepared by:

Alina Barron
Senior Planner

ATTACHMENT(S):

Attachment No. 1 – Resolution No. 2024-176

Attachment No. 2 – Ordinance No. 4348

Attachment No. 3 – Historic Preservation Commission Resolution No.24-41