

# City of Pomona

505 S. Garey Ave.  
Pomona, CA 91766



## Regular Meeting Agenda

Wednesday, November 6, 2024

6:30 PM

City Stables, 752 W. Commercial Street

### Historic Preservation Commission

*Chairperson Jim Kercheval*  
*Vice-Chairperson Chara Swodeck*  
*Commissioner Walter Martinez*  
*Commissioner Angela Keller*  
*Seat Vacant - District No. 4*  
*Commissioner James Gallivan*  
*Commissioner Ann Tomkins*

**A. CALL TO ORDER:**

*Chairperson James Kercheval*

**B. PLEDGE OF ALLEGIANCE:**

*Chairperson James Kercheval*

**C. ROLL CALL:**

*Chairperson Jim Kercheval, Vice-Chairperson Chara Swodeck, Commissioner Walter Martinez, Commissioner Angela Keller, Commissioner James Gallivan, Commissioner Ann Tomkins*

**D. PUBLIC COMMENT:**

1. *At this time, the general public is invited to address the Historic Preservation Commission concerning any items that are not listed on the agenda, which are not public hearings, or other items under the jurisdiction of the Historic Preservation Commission. Comments from the public of any non agenda items will be limited to three (3) minutes in accordance with City policy.*

2. *Any applicant or member of the public wishing to speak on any item that is listed on the agenda is requested to adhere to the following protocol procedures/guidelines:*

*a) When called upon, the person shall state his/her name and address for the record, and, if speaking for an organization or other group, identify the organization or group represented. Whenever any group of persons wishes to address the Historic Preservation Commission on the same subject matter, the Chairperson may, at his/her discretion, request that the group choose a spokesperson to address the Commission.*

*b) All remarks should be addressed to the Historic Preservation Commission as a whole, and not to individual Commissioners. Questions, if any, should be directed to the presiding Chairperson who will determine whether, or in what manner an answer will be provided.*

3. *Together the Historic Preservation Commission members, City Staff, and public honor Pomona's important City meeting values:*

*a) To speak and to listen to everyone with respect and courtesy; to honor fairness and our cherished democratic process.*

*b) To affirm Pomona's dedication to lead as a Compassionate City.*

*Thank you all for keeping these values and this commitment to act with them ever present in our minds as we proceed with the meeting together.*

**E. COMMISSIONER COMMUNICATION:****F. CONSENT CALENDAR:**

*All items listed on the Consent Calendar may be enacted by a single motion without separate discussion. If a discussion or a separate vote on any item is desired by a Historic Preservation Commissioner, that item may be removed from the Consent Calendar and considered separately. All remaining items not removed from the Consent Calendar by a Historic Preservation Commissioner shall be voted on prior to discussion of the item (s) requested to be pulled.*

**G. PUBLIC HEARING:**

1. Major Certificate of Appropriateness (MAJCOA-000056-2024)

Project Address: 677 N. Gibbs Street

Project Applicant: Jessica Cruz Guevara & Julio Segura  
Project Planner: Carlos Molina, Assistant Planner  
Council District: CC District No. 4

A request for a Certificate of Appropriateness (MAJCOA-000056-2024) to construct a new, detached, single-story 1,000 square foot accessory dwelling unit at the rear of a contributing resource within the Lincoln Park Historic District. Pursuant to the provisions of CEQA (Public Resources Code, Section 21084 et. seq.), the guidelines include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. The Planning Commission will consider adopting a Categorical Exemption in compliance with Section 15331, Class 31 (Historic Rehabilitation) in that the project is consistent with the applicable general plan designation, all applicable policies, zoning regulations and is not on a project site greater than five acres. The proposed project described above hereby meets the guidelines for a Categorical Exemption. Therefore, no further environmental review is required.

Recommendation:

Staff recommends that the Historic Preservation Commission approve the MAJCOA-000056-2024, subject to conditions, and adopt Resolution No. 2024-044.

Attachments: [Staff Report](#)  
[Attachment 1: HPC Resolution No. 24-044](#)  
[Attachment 2: LPHD Site Survey](#)  
[Attachment 3: Site Photographs](#)  
[Attachment 4: Victorian Vernacular Architecture](#)  
[Attachment 5: Proposed Architectural Plans](#)  
[Attachment 6: Proof of Public Noticing](#)

2. Major Certificate of Appropriateness (MAJCOA-000348-2024)

Project Address: 555 E. Kingsley Avenue  
Project Applicant: James Dwyer  
Project Planner: Carlos Molina, Assistant Planner  
Council District: CC District No. 4

A request for a Certificate of Appropriateness (MAJCOA-000348-2024) to convert a 240 square foot existing garage into a new accessory dwelling unit (ADU) and add 480 square foot to the garage/ADU at the rear of the contributing resource within the Lincoln Park Historic District. This project is exempt for the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historic resource Restoration/Rehabilitation) of the California CEQA Guidelines as the project consists of minor alterations to an existing structure and is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

**Recommendation:**

Staff recommends that the Historic Preservation Commission approve the MAJCOA-000348-2024, subject to conditions, and adopt Resolution No. 2024-045.

**Attachments:**     [Staff Report](#)

[Attachment 1: HPC Resolution No. 24-045](#)

[Attachment 2: LPHD Site Survey](#)

[Attachment 3: Preserving Pomona's Historic Architecture - Craftsman Architectu](#)

[Attachment 4: Site Photos](#)

[Attachment 5: Proposed Architectural Plans](#)

[Attachment 6: Proof of Public Hearing Noticing](#)

**H. DISCUSSION ITEMS:**

1. Mills Act Year-in-Review

**Attachments:**     [Mills Act Review HPC Staff Report](#)

2. Discussion regarding a Historic Preservation Annual Report

**Attachments:**     [Annual Report Staff Report](#)

**I. STAFF COMMUNICATION:**

1. 2025 Calendar.

**Attachments:**     [2025 Calendar](#)

**ADJOURNMENT:**

*The City of Pomona Historic Preservation Commission is hereby adjourned to the next regular meeting of December 4, 2024 at 6:30 p.m. in the Council Chambers.*

**CERTIFICATION OF POSTING AGENDA:**

*I, Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager for the City of Pomona, hereby certify that the agenda for the November 6, 2024 meeting of the Historic Preservation Commission was posted in City Hall, near the door of the City Council Chambers, and on the City's website [www.pomonaca.gov](http://www.pomonaca.gov) on October 31, 2024. I declare under the penalty of perjury that the foregoing is true and correct.*

*/s/Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager*