

City of Pomona

505 S. Garey Ave
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, March 6, 2019

7:00 PM

City Council Chambers

Historic Preservation Commission

PLEASE NOTE:

Members of the Historic Preservation Commission and the public are reminded that they must preserve order and decorum throughout the Meeting. In that regard, Members of the Historic Preservation Commission and the public are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the Historic Preservation Commission or the presiding officer constitutes a violation of these rules.

- The conduct of Historic Preservation Commission meetings is governed by the portion of the California Government Code commonly known as the "Brown Act" and by the Pomona Historic Preservation Commission Rules of Procedure.*
- The Historic Preservation Commission meeting is for conducting the City 's business, and members of the audience must obey the rules of decorum set forth by law. This means that each speaker will be permitted to speak for three (3) minutes to address items that are listed on the Historic Preservation Commission agenda or topics which are within the jurisdictional authority of the City.*
- No profanity, personal attacks, booing, cheering, applauding or other conduct disruptive to the meeting will be permitted. Any person not adhering to the Rules of Procedure or conduct authorized by the Brown Act may be asked to leave the Council Chambers.*
- All comments directed to the Historic Preservation Commission or to any member of the Historic Preservation Commission must be directed to the Chairperson (or Vice Chairperson if the Chairperson is absent). We ask that you please respect the business nature of this meeting and the order required for the proceedings conducted in the Council Chambers.*

A. CALL TO ORDER:

Chairperson Debra Martin

B. PLEDGE OF ALLEGIANCE:

Chairperson Debra Martin

C. ROLL CALL:

Chairperson Debra Martin, Vice-Chairperson Jim Kercheval, Commissioner Ann Tomkins, Commissioner Jim Gallivan, Commissioner Tamara Gonzalez, Commissioner Alice R. Gomez, and Commissioner Jennifer Williams.

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) Prior to the meeting, or during the meeting prior to an agenda item being discussed, any person wishing to address the Historic Preservation Commission shall complete a speaker card and submit it to the Planning Manager. Speaker cards are available in the foyer of the City Council Chambers and from the Minutes Clerk.*
 - b) When called upon, the person shall come to the podium, 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.*
 - c) 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.*

E. 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.

1. Approval of Draft Historic Preservation Commission Minutes for the following meeting dates:

- October 4, 2017
- February 7, 2018
- April 4, 2018
- May 2, 2018
- June 6, 2018
- August 1, 2018
- September 5, 2018
- January 16, 2019

Attachments: [HPC Draft Minutes 10/4/17](#)
[HPC DRAFT Minutes 2/7/18](#)
[HPC DRAFT Minutes 4/4/18](#)
[HPC DRAFT Minutes 5/2/18](#)
[HPC DRAFT Minutes 6/6/18](#)
[HPC DRAFT Minutes 8/01/18](#)
[HPC DRAFT Minutes 9/5/18](#)
[HPC DRAFT Minutes 1/16/19](#)

F. HEARING ITEMS:

1. Major Certificate of Appropriateness (MAJCOA 9645-2018)

(Continued from February 6, 2019)

Project Address: 590 E. Kingsley Avenue

Project Applicant: Terry Valles

Project Planner: Sandra Elias, Assistant Planner

Council District: CC District No. 4

Request for a Major Certificate of Appropriateness to allow the demolition of a 360 square foot garage and replace with one of two options: a) a detached 516 square foot two-car garage or b) a detached 737 square foot three-car garage. The proposed project includes a new 1,200 square foot accessory dwelling unit (approved under a separate ministerial permit) on a property with a contributing single-family residence located within the Lincoln Park Historic District in the R-1 6,000 zone. Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15301(L.4), (Class 1 - Existing Facilities) and Section 15303(e), (Class 3 - New Construction of Small Structures).

Recommendation:

Staff recommends that the Historic Preservation Commission approve Major Certificate of Appropriateness (MAJCOA 9645-2018), subject to conditions.

Attachments:

[Staff Report](#)

[Attachment 1 - Draft HPC Resolution](#)

[Attachment 2 - Vicinity Map & Aerial Photograph](#)

[Attachment 3 - Historic Resources Survey](#)

[Attachment 4 - Site Photos](#)

[Attachment 5 - Project Plans](#)

2. Major Certificate of Appropriateness (MAJCOA 11272-2019)

Project Address: 248 W. Grand Avenue

Project Applicant: Omar Marroquin

Project Planner: Lynda Lara, Assistant Planner

Council District: CC District No. 2

Major Certificate of Appropriateness (MAJCOA 11272-2019) to allow for the demolition of a pre-1945 single family residence on a property located at 248 W. Grand Avenue.

Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15301, (Class 1 - Existing Facilities).

Recommendation:

Staff recommends that the Historic Preservation Commission approve Major Certificate of Appropriateness (MAJCOA 11272-2019), subject to conditions.

Attachments:

[Staff Report](#)

[Attachment 1 - Draft HPC Resolution](#)

[Attachment 2 - Location Map & Aerial Photograph](#)

[Attachment 3 - Proposed Project Plans](#)

[Attachment 4 - Historic Resources Inventory Form](#)

[Attachment 5 - Fire Report](#)

[Attachment 6 - Site Photos](#)

3. Major Certificate of Appropriateness (MAJCOA 11378-2019)

Project Address: 490 Preciado Street

Project Applicant: James Kercheval

Project Planner: Sandra Elias, Assistant Planner

Council District: CC District No. 6

Request for a Major Certificate of Appropriateness to allow the construction of a new 360 square foot garage and a request to remove a Mexican Fan Palm tree located in the rear yard. The proposed project includes a new, two-story 1,200 square foot accessory dwelling unit (approved under a separate ministerial permit) on a property with a contributing single-family residence located within the Hacienda Park Historic District in the R-1 7,200 zone. Pursuant to the provisions of the California Environmental Quality

Act (CEQA Public Resources Code, Section 21084 et. seq.), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15303(e), (Class 3 - New Construction of Small Structures) and Section 15304, (Class 4 - Minor Alterations to Land).

Recommendation:

Staff recommends that the Historic Preservation Commission approve Major Certificate of Appropriateness (MAJCOA 11378-2019), subject to conditions.

Attachments: [Staff Report](#)
 [Attachment 1 - Draft HPC Resolution](#)
 [Attachment 2 - Vicinity Map & Aerial Photograph](#)
 [Attachment 3 - Site Photos](#)
 [Attachment 4 - Historic Resources Survey](#)
 [Attachment 5 - Project Plans](#)

4. Major Certificate of Appropriateness (MAJCOA 11207-2019)

Project Address: 1150 Buena Vista Avenue

Project Applicant: Twen Ma

Project Planner: Lynda Lara, Assistant Planner

Council District: CC District No. 2

Major Certificate of Appropriateness (MAJCOA 11207-2019) to allow for the demolition of a pre-1945 single family residence on a property located at 1150 Buena Vista Avenue. *Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15301, (Class 1 - Existing Facilities).*

Recommendation:

Staff recommends that the Historic Preservation Commission approve Major Certificate of Appropriateness (MAJCOA 11207-2019) subject to conditions.

Attachments: [Staff Report](#)
 [Attachment 1 - Draft HPC Resolution](#)
 [Attachment 2- Location Map & Aerial Photograph.doc](#)
 [Attachment 3 - Proposed 8-Unit Condo Development](#)
 [Attachment 4 - Historic Resources Inventory Form.pdf](#)
 [Attachment 5 - Site Photographs](#)

5. Major Certificate of Appropriateness (MAJCOA 770-2015)

Project Address: 239 Monroe Avenue

Project Applicant: Michele Ritchie

Project Planner: Alina Barron, Assistant Planner

Council District: CC District No. 4

Project Description:

Major Certificate of Appropriateness to allow a 200 square foot addition to an existing single-family dwelling. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 - Class 1 (Existing Structures).

Recommendation:

Staff recommends that the Historic Preservation Commission approve Major Certificate of Appropriateness (MAJCOA 770-2015), subject to conditions.

Attachments:

[Staff Report](#)

[Attachment 1 - Draft HPC Resolution](#)

[Attachment 2 – Location Map & Aerial Photograph](#)

[Attachment 3 - Historic Resources Information Form, 1993 & 1998.pdf](#)

[Attachment 4 - Project Site Photographs](#)

6. Major Certificate of Appropriateness (MAJCOA 011076-2018)

Project Address: 435 Texas Street

Project Applicant: Anzhela Ghazaryan

Project Planner: Eunice Im, AICP, Assistant Planner

Council District: CC District No. 1

Major Certificate of Appropriateness (MAJCOA 011076-2018) to allow a 509 square feet addition at a property within the R-1-7,200 (Single Family Residential) zone and within the Wilton Heights Historic District. *Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15301(e)(2), (Class 1 - Existing Facilities).*

Recommendation:

Staff recommends that the Historic Preservation Commission approve Major Certificate of Appropriateness (MAJCOA 011076-2018), subject to conditions.

Attachments:

[Staff Report](#)

[Attachment 1 - Draft HPC Resolution](#)

[Attachment 2 - Location Map and Aerial Photo](#)

[Attachment 3 - Site photographs](#)

[Attachment 4 - Historic Resources Inventory Form](#)

[Attachment 5 - Project Plans](#)

G. DISCUSSION:

1. Discussion and consideration of the disposition of the Pomona City Stables building, located at 636 West Monterey Avenue (**continued from February 6, 2019**).

2. Mural Permit (Mural Permit No.11316-2019).

Attachments: [Staff Report](#)
[Attachment 1 - Mural Representation](#)
[Attachment 2 - Location Map & Aerial Photograph](#)
[Attachment 3 - Wall Flower Detail](#)
[Attachment 4 - Site Photographs and Description](#)
[Attachment 5 - Artist](#)

3. Report from Tree Sub-Committee.
4. Establish Ad hoc Committee for City stables.

H. HISTORIC PRESERVATION COMMISSION COMMUNICATION:

I. PLANNING MANAGER COMMUNICATION:

1. Minor Certificates of Appropriateness for February 2019 (attached).

Attachments: [Certificates of Appropriateness February 2019](#)

ADJOURNMENT:

The City of Pomona Historic Preservation Commission is hereby adjourned to the next regular meeting of April 3, 2019 at 7:00 p.m. in the City Council Chambers.

CERTIFICATION OF POSTING AGENDA:

I, Anita D. Gutierrez, Acting Development Service Director for the City of Pomona, hereby certify that the agenda for the March 6, 2019 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.ci.pomona.ca.us on February 28, 2019. I declare under the penalty of perjury that the foregoing is true and correct.

/s/ Anita D. Gutierrez, AICP, Acting Development Services Director