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# CITY OF POMONA

## HISTORIC PRESERVATION

## COMMISSION

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**DATE:** October 4, 2017

**TO:** Historic Preservation Commission

**FROM:** Planning Division

**SUBJECT:** Major Certificate of Appropriateness (MAJCOA 7167-2017) to allow for the demolition of one pre-1945 structure on a property located at 703 East Seventh Street.

### SUMMARY

**Issue -** Should the Historic Preservation Commission approve Major Certificate of Appropriateness (MAJCOA 7167-2017) to allow for the demolition of one single-story structure located at 703 East Seventh Street?

**Recommendation** – Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 7167-2017), subject to conditions.

### Applicable Codes and Guidelines –

- 1) Zoning Ordinance Section .5809-13 (Historic Preservation) adopted June 15, 1998
- 2) Historic Preservation Design Guidelines dated July 19, 1999

**Public Noticing Requirements** – At a minimum of thirty (30) days prior to the public hearing, notice was sent to the applicant, posted at the subject site, and mailed to all owners of property located directly adjacent to and directly across the street from the subject site.

**City Initiated Corrective Action** – None.

**Environmental Determination** – Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the demolition of one small structure meets the criteria for a Class 1 (Existing Facilities), Section 15301 Categorical Exemption per Section 15301 (L.1) which allows for the demolition and removal of individual small structures.

### BACKGROUND

The applicant, Jimmy Lee, has submitted an application for a Certificate of Appropriateness to demolish a single-story structure. The structure was built before 1945 (circa 1944). The subject

lot is located within a residential neighborhood. To the north and east are multi-family and single-family residential homes located in the R-2 zoning district. To the south is a vacant parcel. To the west are multi-family residential homes located in the R-3 zoning district. The project site sits at the corner of Eleanor and Seventh Street, north of Grand Avenue, east of Garey Avenue, south of Mission Boulevard, west of Towne Avenue.

The applicant is requesting to demolish the onsite structure in order to develop the site with a residential development project which will require review and approval by the City of Pomona's Planning Commission.

## **ANALYSIS**

### **Code Requirements for Demolition**

Per Section .5809-13(F)(8) of the City of Pomona Zoning Ordinance pertaining to Historic Preservation, all applications for demolition of structures built before 1945 shall first be considered for a Certificate of Appropriateness. Per Section .5809-13 of the Pomona Zoning Ordinance (PZO) staff sent notices on September 4, 2017, to the applicant, the owner of the subject property, and the property owners directly adjacent to and across the street from the subject site. In addition a notice of demolition and opportunity to relocate was published at least thirty days prior to this hearing and local historical groups were notified. To date, staff has received no correspondence with interest for relocation.

### **Description of Structure**

The City of Pomona's Historic Resources Inventory, prepared in 1993 by Dianne Marsh, does not identify any structures located at 703 East Seventh Street in its survey.

The subject structure is located in the front half of the lot, approximately 36-feet back from the front property line. The structure has a rectangular building form and is sheltered with a gable roof. The structure is provided with wood siding, except for a portion of the western and eastern wall, and the entirety of the northern wall, which is a brick finish that appears to be an unpermitted addition. Two entry doors face the west property line. The windows appear to have been replaced or boarded up. The structure lacks defining architectural details. The remainder of the project site includes a series of unpermitted patio covers and open shed structures.

The Los Angeles County Assessor identifies 256 square feet of assessable space associated with the structure; however, the structure appears to have been added to by an additional estimated 100 square feet. A distinct separation of building material, from wood paneling to brick, is apparent at the point of the possible addition. It is unclear when the addition took place, or for which purpose, though it appears unpermitted as it is not counted towards assessable space. The Assessor lists a "year built" of 1944, and an "effective year built" of 1946.

### **Historic Significance**

The building lacks architectural character and it would not be considered contributing today. Furthermore, staff has conducted research on the property and has determined that the structure cannot be identified with persons or events significant in local history. As it was permitted as a storage shed, it is unlikely to have been connected to any historical occupants or renters.

### **Previous Owners/Residents**

The building permit records indicate that Roy Johnson was a property owner as early as 1951, seven years after the date of construction of the structure. Permits issued in 1983 indicate that Marvin Johnson, operating under Marvin Johnson Corp., was a property owner. There is no building permit activity on this site beyond 1983. The build permit record further indicates that the structure was possibly used as a private garage and/or storage. A permit was issued for plumbing for one lavatory and one closet, along with a sewer permit.

The 1951 Pomona City Directory, accessed through the City of Pomona Public Library, also identifies Roy Johnson as a “householder” at 716 East Sixth Street. He is listed as a “roofer” by occupation. The subject address does not appear associated with a homeowner or occupant elsewhere in city directories from the date of construction of the structure onwards, which is likely due to the structure being permitted as a storage shed, and not for residential purposes.

### **CONCLUSION**

In summary, the structure located at 703 East Seventh Street, which is not identified by the City survey, does not possess architectural characteristics that reflect special elements of Pomona’s architectural history. The structure does not embody a distinctive architectural style nor exemplifies the use of indigenous materials or craftsmanship. Furthermore, because the property has not been identified with a person that is significant in local history the residence does not meet any of the criteria used in historic landmark designation and its demolition would not cause a potentially significant impact to a historic resource.

### **RECOMMENDATION**

Staff recommends that the Historic Preservation Commission approve the attached resolution approving Major Certificate of Appropriateness (MAJCOA 7167-2017).

Respectfully submitted by:

Mark Lazzaretto  
Development Services Director

Prepared by:

Ata Khan  
Associate Planner

**ATTACHMENTS:**

- 1) Draft HPC Resolution
- 2) Location Map & Aerial Photo
- 3) Historic Resources Inventory Form, 1993
- 4) Site Photographs
- 5) Existing Site Plan (8 ½" x 11")

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