



CITY OF POMONA

HISTORIC PRESERVATION COMMISSION

DATE: October 4, 2017

TO: HISTORIC PRESERVATION COMMISSION

FROM: PLANNING DIVISION

SUBJECT: MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 7505-2017) TO ALLOW THE REMOVAL OF THREE WASHINGTONIA ROBUSTA TREES LOCATED IN THE REAR YARD OF THE PROPERTY LOCATED AT 246 GARFIELD AVENUE WITHIN THE LINCOLN PARK HISTORIC DISTRICT.
– APPLICANT VICHUDA FUENTES

SUMMARY

Issue – Should the Historic Preservation Commission approve Major Certificate of Appropriateness (MAJCOA 7505-2017) to allow removal of three Washingtonia robusta (Mexican fan palm) trees located near the south east portion of the dwelling located at 246 Garfield Avenue?

Recommendation – Staff recommends that the Historic Preservation Commission adopt the attached resolution to approve Major Certificate Appropriateness (MAJCOA 7505-2017).

Applicable Codes – Zoning Ordinance Section .5809-13—Historic Preservation and Resolution No. 2000-72—Pomona Historic Sites Tree Protection Program.

City Initiated Corrective Action – None required.

Environmental Determination – Categorical Exemption, Section 15304 – Minor Alterations to Land.

Case History – The project was continued from the Historic Preservation Commission that was held on September 6, 2017. Staff was given direction to work with the applicant to have a shade study prepared and to report back on the results of that study.

BACKGROUND

Built in 1925, the English/Mediterranean Eclectic dwelling located at 246 Garfield Avenue was included in the Lincoln Park Historic District as a Contributing Structure. Three Washingtonia robusta trees stand in the middle of the property approximately 20-feet from

the southeast portion of the dwelling. On May 5, 2017, the applicant was issued building permit no. B-016990-2017 to install roof mounted solar panels. The building permit will expire 180 days from issuance (I.E. October 30, 2017) unless there is an inspection of work or request for an extension. Due to the height and location of the existing trees, they would produce a significant amount of shade that would interfere with the proper operation of the proposed solar panels.

The existing single family home located at 246 Garfield Avenue is an English/Mediterranean Eclectic home built in 1925. The building sits on a 7,168 square foot lot in the R-1-6000 (Single-family Residential) zone within the Lincoln Park Historic District.

The applicant is requesting a Major Certificate of Appropriateness to remove the following three trees in the rear of the property:

1. Tree 1, diameter 23", height 53', *Washingtonia robusta*
2. Tree 2, diameter 23", height 53', *Washingtonia robusta*
3. Tree 3, diameter 18.2", height 44.1', *Washingtonia robusta*

ANALYSIS

Applicable Code

According to Zoning Ordinance Section .5809-13—Historic Preservation, trees within historic districts are defined as *historic resources* and their cutting or removal are considered as *alterations*. Pursuant to Section .5809—13, the Pomona Historic Sites Tree Protection Program (Resolution No. 2000-72) requires approval of a COA for the alteration of *character-defining landscaping* including *mature significant trees*, defined as trees with trunks more than ten inches in diameter. Under Resolution No. 2000-72, the removal of *mature significant trees*, such as the subject trees, requires a Major COA.

Exemption

Because the subject trees are considered *mature significant trees*, they are not eligible for exemption from the requirements of Section .5809-13—Historic Preservation or the Pomona Historic Sites Tree Protection Program (Resolution No. 2000-72).

Safety Issues

Staff, including a representative from the Community Services Parks Division, visited the subject property and observed the trees in question. The trees are located in the rear of the property clustered near the detached garage. Staff determined that the trees are in good health. There are no known safety issues associated with the trees.

Aesthetics

The trees in questions have not been trimmed in some time and are somewhat overgrown. According to Community Services Parks Division staff, the *Washingtonia robusta* is not a species prevalent within the Lincoln Park Historic District. In addition, because of the shape

and extreme height of the Washingtonia robusta trees, they are not in scale with the 1,102 square foot, single-story building. As such, the removal of the trees in question will not significantly impact the architectural style of the building or adversely affect any significant historical, cultural, architectural, or aesthetic features of the Lincoln Park Historic District. Finally, the potential impacts to the character defining landscaping will be minimized by the abundance of existing trees currently planted throughout the property in both the front and rear yards.

Proposed Replacement Tree

At this time the applicant is not proposing to replace the three Washingtonia robusta trees. It should be noted that staff would not recommend replacement of trees in the rear of the property as there is abundance of existing trees whose canopies encompass a majority of the rear yard. In addition, the front yard has very limited opportunities for tree planting as there are four trees currently planted throughout the yard.

Solar Access and Shade Report

A Solar Access and Shade Report was provided to staff by the solar equipment installer, GRID Alternatives. The report is based on six readings that were taken on the roof of the primary dwelling at various locations. Based on the results of the readings it was determined that the shade cast by the trees in question would allow for an annual Total Solar Resource Fraction (TSRF) of 84%. Throughout the year the TSRF would range from a low of 77% to a high of 92%. In layman's terms, the TSRF is the amount of sunlight a measured area will receive over the year. Based on the report, the applicant would not be able to utilize the proposed solar panels to their full potential due to the shade cast by the trees in question.

RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached draft resolution approving Major Certificate of Appropriateness (MAJCOA 7505-2017).

Respectfully submitted,

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Prepared by,

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ATTACHMENTS:

- A – Draft HPC Approval Resolution
- B – Draft HPC Denial Resolution
- C – Vicinity Map
- D – Photos
- E – Approved Building Permit for Solar Panels
- F – Construction Plans for Solar Panels