



CITY OF POMONA

HISTORIC PRESERVATION COMMISSION

DATE: October 4, 2017

TO: HISTORIC PRESERVATION COMMISSION

FROM: PLANNING DIVISION

SUBJECT: MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 8049-2017) TO RETROACTIVELY LEGALIZE THE REMOVAL OF AN UNIDENTIFIED SPECIES OF TREE IN THE REAR YARD OF THE PROPERTY LOCATED AT 701 NORTH GIBBS STREET WITHIN THE LINCOLN PARK HISTORIC DISTRICT.

SUMMARY

Issue – Should the Historic Preservation Commission retroactively approve Major Certificate of Appropriateness (MAJCOA 8049-2017) to allow removal of an unidentified species of tree in the rear yard of the property located at 701 North Gibbs Street within the Lincoln Park Historic District?

Recommendation – Staff recommends that the Historic Preservation Commission adopt the attached resolution approving Major Certificate Appropriateness (MAJCOA 8049-2017).

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

City Initiated Corrective Action –

1. On August 15, 2016, an Administrative Citation was mailed to the property owner requiring the applicants to obtain a Certificate of Appropriateness for the tree removal.
2. On June 27, 2017, a second Administrative Citation was mailed to the property owner requiring the applicants to obtain a Certificate of Appropriateness for the tree removal.

Environmental Determination – Categorical Exemption, Section 15304, Class 4 Minor Alterations to Land.

BACKGROUND

The existing structure at 701 North Gibbs Street was built in 1925. The structure sits on a 3,404 square foot lot in the R-1-6000 (Single-family Residential) zone within the Lincoln Park Historic District. The structure was identified as a non-contributing structure in the Lincoln Park Historic District Survey due to the addition of a false front. The applicant is

requesting retroactive approval for the removal of an unidentified species of tree because it was in poor health and as such posed an immediate hazard.

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 is considered an alteration. Pursuant to Section .5809-13, the Pomona Historic Sites Tree Protection Program (Resolution No. 2000-72) requires approval of a Certificate of Appropriateness for the alteration of character-defining landscaping including mature significant trees which are defined as trees with trunks more than 10 inches in diameter. Under Resolution No. 2000-72, the removal of mature significant trees, such as the subject tree, requires a Major Certificate of Appropriateness.

Exemption

Because the subject tree is considered a *mature significant tree*, it is 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).

Site Visit

On August 8, 2017, Planning Division staff as well as City Arborist, Chris Hentzen conducted a site visit. The subject tree was located in the rear yard along the northern property line. The majority of the tree had been removed and only a small portion of a stump remained. Based on available aerial photos and the size of the remaining stump, staff concluded that the tree would have had a trunk with a diameter greater than ten (10) inches. The City Arborist confirmed that based on the condition of the remaining stump, the tree appeared to be in very poor health. The city arborist indicated he would have recommended removal of the tree based on the health and condition the remaining tree stump.

CONCLUSION

Based on the determination of the City Arborist that the subject tree was in very poor health, staff would support removal of the subject tree. Staff would condition the project to plant one replacement tree (minimum 24-inch box) in a suitable location on the property.

RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution approving Major Certificate of Appropriateness (MAJCOA 8049-2017) with conditions.

Respectfully submitted,

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Development Service Director

Prepared by,

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ATTACHMENTS:

1. Draft HPC Resolution – Approval
2. Draft HPC Resolution – Denial
3. Vicinity Map & Aerial Photo
4. Excerpt from Non-Contributing Structures Inventory
5. Site Photographs
6. Public Hearing Notice

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