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# CITY OF POMONA

## HISTORIC PRESERVATION

## COMMISSION REPORT

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**DATE:** AUGUST 1, 2018 – *Continued from July 18, 2018*

**TO:** HISTORIC PRESERVATION COMMISSION

**FROM:** PLANNING DIVISION

**SUBJECT:** MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 10256-2018)  
TO ALLOW A LOT LINE ADJUSTMENT ON A PROPERTY LOCATED  
AT 797 BRADFORD STREET IN THE LINCOLN PARK HISTORIC  
DISTRICT

### SUMMARY

**Issue** – Review of Major Certificate of Appropriateness (MAJCOA 10256-2018) to allow a lot line adjustment on a property located at 797 Bradford Street in the Lincoln Park Historic District, which has been submitted in association with a Lot Merger of properties at 776-808 North Garey Avenue.

**Recommendation** – Staff recommends that the Historic Preservation Commission approve the requested Major Certificate of Appropriateness (MAJCOA 10256-2018) and adopt the attached resolution (Attachment 1), subject to conditions.

### Applicable Codes and Guidelines –

1. Section .5809-13, “Historic Preservation,” Pomona Zoning Ordinance
2. Resolution 98-48, Lincoln Park Historic District

**Public Noticing Requirements** – At a minimum of ten (10) days prior to the public hearing, notice was sent to the applicant, posted at the subject site, and delivered to property owners and occupants adjacent to the site.

**City Initiated Corrective Action** – None.

**Environmental Determination** – Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the proposed lot line adjustment meets the criteria for Categorical Exemption 15305—Minor Alterations in Land Use Limitations. The project represents a minor lot line adjustment not resulting in the creation of any new parcel or change in land use and density.

**Building Permits** – Reroof (2014), 600 sf storage building (1951), Reroof (1938)

**Past Planning Actions** – Reroof (2014, MINCOA 14027)

## BACKGROUND

On February 26 and May 7, 2018, an application for a Lot Merger and Lot Line Adjustment for properties located at 776-808 North Garey Avenue (Attachment 7) was scheduled for consideration by the City Council. The City Council did not act upon the item and requested the City Attorney's Office and Planning Division to provide further information on the possible impact of the lot line adjustment on the historical property at 797 Bradford Street. The Planning Division subsequently requested the applicant submit a Major Certificate of Appropriateness for the proposed lot line adjustment.

The applicant, Mark Warren, owns properties at 808 North Garey Avenue and 797 Bradford Street, which share a property line. 808 North Garey is currently developed as a commercial use and 797 Bradford Street is developed with a historic, contributing "Transitional Bungalow" residence within the Lincoln Park Historic District. Both lots are zoned under the Pomona Corridors Specific Plan. Mr. Warren has filed a Lot Line Adjustment application with the City of Pomona Department of Public Works to shift the shared property line east approximately 23 feet, which will represent a net gain of approximately 1,242 square feet to the property at 808 North Garey (Figure 1). The area of adjustment is currently developed as a parking lot, and the adjustment would allow Mr. Warren to bring the boundaries of his commercial property into a more accurate alignment with its existing footprint. The area in question has historically been used for parking purposes prior to the formation of the Lincoln Park Historic District, though the lot lines have been associated with the residential use.

*Figure 1. Proposed Lot Line Adjustment, 797 Bradford St.*





*Eastern parking lot of 808 N. Garey, area roughly representing lot line adjustment*

The City of Pomona Historic Resources Inventory provides the following description of the residence at 797 Bradford Street:

*“This Craftsman Bungalow home was built in 1915. Narrow clapboard siding covers the exterior, and the house is capped with a pair of front-facing gabled roofs and shed-style porch roof. Wooden double-hung windows are used throughout. The front porch wraps around the side and is bordered with a solid clapboard railing. Wood shingles decorate the gables and triangular knee braces underscore the eaves. The home was originally owned by Ms. Ida Sievers.”*



*Front of residence, 797 Bradford St.*



The City of Pomona Historic Resources Inventory identifies 808 North Garey Avenue as a commercial property that is non-contributing and is excluded from the Lincoln Park Historic District.

## **ANALYSIS**

### **Consistency with Pomona Zoning Ordinance**

Section .5809-13 of the Pomona Zoning Ordinance, “Historic Preservation,” establishes criteria for evaluating major certificates of appropriateness. The proposed lot line adjustment does not represent new design or construction, and will not affect the existing contributing structure on the property. There are no additional requirements in this section specific to lot line applications within an established historic district. Therefore, the proposal is consistent with Section .5809-13 of the Pomona Zoning Ordinance.



*Rear of residence at 797 Bradford St.*

### **Consistency with Lincoln Park Historic District**

The Lincoln Park Historic District was established on May 4, 1998 (Resolution No. 98-48). The district’s boundaries are defined in the resolution as “roughly bounded by Garey Avenue on the west, Towne Avenue on the east, McKinley Avenue on the north, and Holt Avenue on the south.” 797 Bradford Street is identified as “contributing to a historic district based on criteria established by the State of California Department of Interior.” A deed restriction was not filed with meets and bounds with the Los Angeles County Recorder’s office. 808 North Garey Avenue is identified as non-contributing to the Lincoln Park Historic District; therefore, not subject to historic district requirements. The resolution does not establish additional criteria for

proposed lot line adjustments and does not provide additional specificity concerning district boundaries. Therefore, the proposal is consistent with Resolution No. 98-48.

## **CONCLUSION**

The proposal meets the requirements of the Pomona Zoning Ordinance and is consistent with Resolution No. 98-48, which established the Lincoln Park Historic District. Upon approval by the Historic Preservation Commission, the application for the Lot Merger and Lot Line Adjustment will return to the City Council for approval.

## **RECOMMENDATION**

Staff recommends that the Historic Preservation Commission adopt the attached resolution approving Major Certificate of Appropriateness (MAJCOA 10256-2018) subject to conditions.

Respectfully submitted:

Prepared by:

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## **ATTACHMENTS:**

1. Draft HPC Resolution
2. Vicinity Map and Aerial Photograph
3. Excerpt from Pomona Historic Resources Inventory
4. Resolution 98-48, Lincoln Park Historic District
5. Letter from Applicant
6. Site Photographs
7. City Council Staff Report dated February 26, 2018