



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: October 3, 2018

TO: Historic Preservation Commission (HPC)

FROM: Planning Division

SUBJECT: MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 6888-2017)

Major Certificate of Appropriateness (MAJCOA 10352-2018) to allow for the demolition of a pre-1945 single-family residence on a property located at 152 West Artesia Street

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 10352-2018) to allow the demolition of a single-family residence located at 152 West Artesia Street, subject to findings and conditions.

PROPERTY & APPLICANT INFORMATION

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| Address | 152 W. Artesia St. |
| Assessor's Parcel Number (APN) | 8359-015-003 |
| Lot Size | 3,990 sf (0.09 acres) |
| General Plan Land Use Designation | Transit Oriented Neighborhood/Neighborhood Edge |
| Zoning District | Specific Plan |
| Historic District | N/A |
| Specific Plan | Pomona Corridors Specific Plan-Workplace Gateway Segment |
| City Council District | District |
| Applicant | Pacific Spring, LLC |
| Property Owner | Pacific Spring, LLC |

RELATED ACTIONS

| | |
|---|------|
| Historic Preservation Commission | None |
| Code Enforcement | None |
| Planning | None |

BACKGROUND

The applicant, Pacific Spring, LLC, has submitted an application for a Certificate of Appropriateness to demolish a single-story residence. The house was built circa 1936. The subject lot is located within a transitional neighborhood, with residential uses west and south and commercial uses north and east. The project site is an interior lot located one lot West of Garey Avenue, along the south side of West Artesia Street.

The applicant is requesting to demolish the onsite structure due to ongoing property maintenance and security concerns. The applicant intends to develop the lot as a rear yard for the single-family residence immediately west of the subject property.

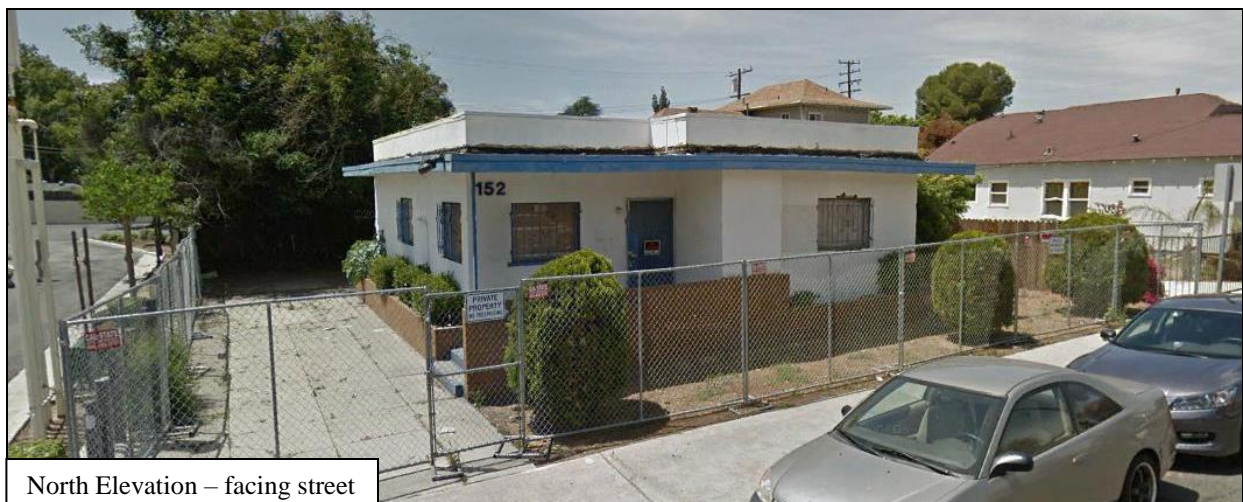
APPLICABLE CODE SECTIONS

Per Section .5809-13(F)(8) of the City of Pomona Zoning Ordinance, *“all applications for demolition of structures built prior to 1945 submitted to the building division shall be considered by Pomona historic preservation commission for a certificate of appropriateness even if the structure is not a designated landmark.”* Furthermore, a public hearing notice must be sent *“to the applicants and property owners of the nominated property and all property owners directly adjacent to, or directly across the street from the site at least 30 days prior to the date of the commission public hearing”* and *“legal notice shall be provided at least ten days prior to the public hearing in a newspaper of local circulation.”* In making a determination, the Historic Preservation Commission *“shall first consider if the property would likely meet the criteria used in historic landmark designation thus deeming it of historical significance,”* and if so, *“then a structure would be denied a certificate of appropriateness for demolition unless it meets the criteria for economic hardship.”*

ANALYSIS

Description of Residence

The City of Pomona’s Historic Resources Inventory does not include the subject structure. However, it appears to be of the Streamline Moderne architectural style. This is characterized by the smooth, rounded lines of the front building elevations and simple building materials.



North Elevation – facing street



The subject residence is located in the southwest corner of the lot approximately seven-feet back from the front property line. The residence has a mostly-square building form and is sheltered with a flat roof. It does not appear that the building has been altered or expanded and is in its original form. The residence features a raised foundation and is clad with stucco throughout the building. The entrance faces the north property line and is sheltered by a small porch. The majority of the windows appear to have been removed and replaced with aluminum sash sliding windows throughout. There are no garage or accessory structures present on the site.

Building Permit History

City building permits show records for a detached two-car garage constructed in 1947. Recent aerial photographs do not show that this structure still exists on the site. City records do not show that demolition permits were issued for these structures. Based on building permit records, the structure was originally used as a residence. However, during the 1960's, the structure was used as an office. Business license history indicates that the property was used for medical and office uses at different times throughout the 1990's and 2000's. The current owner, Pacific Springs LLC, has owned the property since February 20, 2014. Since that time, the property has remained vacant.

Historic Significance

The architecture of the home has been neglected and turned into a dilapidated single family home. Staff has examined archival phone book and public records from the City of Pomona Public Library archives and Planning archives and could not identify any significant events in history, architects, or notable residents connected to this property or structure, nor a notable builder. Moreover, based on site visits conducted by Planning staff, the neighborhood is not

considered a geographically definable area possessing a concentration of historic properties thematically related to a specific style of architecture that contribute to each other.

PUBLIC NOTICING

On August 29, 2018, a 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, along with local historical groups and HPC commissioners. A copy of the public hearing notice was also published in the Inland Valley Daily Bulletin. As of September 27, 2018, Planning has not received any interest in relocation of the structure.

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the demolition of one single-family residence 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.

CONCLUSION

In summary, the residence located at 152 West Artesia Street does not possess architectural characteristics that reflect special elements of Pomona's architectural history. The residence does not embody a preserved, distinctive architectural style nor exemplifies the use of indigenous materials or craftsmanship. Furthermore, the property has not been identified with a person that is significant in local history the residence. Therefore, the structure 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.

Respectfully submitted by:

Prepared by:

Mario Suarez, AICP
Development Services Director

Ata Khan
Senior Planner

ATTACHMENTS:

- 1) Draft HPC Resolution Approving MAJCOA 6888-2017
- 2) Location Map & Aerial Photo
- 3) Site Photographs
- 4) Existing Site Plan
- 5) Proposed Conceptual Plan

