



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: October 3, 2018

TO: Historic Preservation Commission (HPC)

FROM: Development Services Department, Planning Division

SUBJECT: **MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 10352-2018)**
Major Certificate of Appropriateness (MAJCOA 10352-2018) to allow for the demolition of a pre-1945 single family residence on a property located at 1476 S. San Antonio Avenue

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 1476 South San Antonio Avenue, subject to findings and conditions of approval.

PROPERTY & APPLICANT INFORMATION

Address	1476 S. San Antonio Ave.
Assessor's Parcel Number (APN)	8327-001-004
Lot Size	17,930 sf (0.41 acres)
General Plan Land Use Designation	Residential Neighborhood
Zoning District	R-2-S (Low-Density Multiple Family with Supplemental overlay)
Historic District	N/A
Specific Plan	N/A
City Council District	District 3
Applicant	Arturo Zamora and Julian Decierdo
Property Owner	Arturo Zamora

RELATED ACTIONS

Historic Preservation Commission	None
Code Enforcement	None
Planning	7/26/18: CUP 10351-2018 submitted for the development of 4.5 condominium units.

BACKGROUND

The applicant, Arturo Zamora and Julian Decierdo, has submitted an application for a Certificate of Appropriateness to demolish a single-story residence. The house was built in 1926 according

to the City of Pomona's Building and Safety records and Los Angeles County Assessor records. The subject lot is located within a residential neighborhood, surrounded on all sides with residential uses. The project site is an interior lot located just North of Phillips Boulevard and West of Mountain View Avenue.

The applicant plans to develop the site with a residential development project which will require a Conditional Use Permit approval by the City of Pomona's Planning Commission.

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 identify the residence at 1476 S. San Antonio Avenue in its inventory. The 1,169 square foot residence is set back approximately 30-feet back from the front property line on a raised foundation with front steps. The residence has a rectangular building form with an open pergola at the front and is sheltered with an open gable roof. The roof is tiled with composition shingles. The exterior walls are sided with wood siding on all sides. The front windows are wood casement windows with a metal wire mesh cover, and the side and rear windows are a mix of casement, double hung, and vinyl windows. The residence features a brick chimney on the north side. The front yard of the property is lined with artificial turf and features no fencing, the side property lines are lined with chain-link fencing and chicken wire, and the rear property line is lined with wood fencing. There are no oak trees on the property.



Building Permit History

Staff has completed a review of all building permit history on file with the Building and Safety Division. In 1926, a six-room framed primary dwelling (1,088 square feet) and garage was permitted. In 1942, a new brick chimney was permitted on the north side of the dwelling, along with an addition to the dwelling with a cellar underneath (81 square feet). In 1945, a poultry house (1,804 square feet) on cement flooring was permitted. In 1968 a demolition permit for the poultry house was permitted.

Historic Significance

The building lacks architectural character and it would not be considered contributing today. 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. A copy of the public hearing notice was also published in the Inland Valley Daily Bulletin. As of September 27, 2018, Planning has received one inquiry about possible 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 1476 S. San Antonio Avenue does not possess architectural characteristics that reflect special elements of Pomona's architectural history. The residence does not embody a 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:

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ATTACHMENTS:

- 1) Draft HPC Resolution
- 2) Location Map & Aerial Photo
- 3) Historic Resources Inventory Form
- 4) Site Photographs
- 5) Existing Site Plan