



# CITY OF POMONA

## HISTORIC PRESERVATION

## COMMISSION

**DATE:** November 7, 2018

**TO:** Historic Preservation Commission (HPC)

**FROM:** Development Services Department, Planning Division

**SUBJECT:** MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 9322-2018)

Major Certificate of Appropriateness (MAJCOA 9322-2018) to retroactively legalize the removal of a cedar tree with a trunk greater than ten inches in diameter on the southwestern portion of the Pomona YMCA Building (National Register of Historic Places 86000408) property located at 350 North Garey Avenue (APN: 8336-026-017)

### STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 9322-2018), subject to findings and conditions of approval.

### PROPERTY & APPLICANT INFORMATION

<b>Address</b>	<b>350 N. Garey Ave.</b>
<b>Assessor's Parcel Number (APN)</b>	8336-026-017
<b>Lot Size</b>	85,051 sf (1.95 acres)
<b>General Plan Land Use Designation</b>	Transit Oriented District: Core
<b>Zoning District</b>	Specific Plan
<b>Historic District</b>	N/A
<b>Pomona Corridors Specific Plan</b>	Downtown Gateway Segment
<b>General Plan</b>	Activity Center/Transit Oriented District Core
<b>City Council District</b>	District 4
<b>Applicant</b>	Spectra Company
<b>Property Owner</b>	Spectra Company (Ray Adamyk)

### RELATED ACTIONS

<b>Historic Preservation Commission</b>	Major Certificate of Appropriateness (MAJCOA 10659-2018) for rear addition and solar carports, approved October 3, 2018.
<b>Code Enforcement</b>	Code Case (CE 7617-2018) for tree removal without permit. Initiated 1/8/2018; Active.
<b>Planning</b>	None

## BACKGROUND

The site is currently developed with a 50,000 square foot building located at 350 North Garey Avenue. The building was formerly used by the Pomona Valley YMCA and was registered as a national historic landmark in 1986. According to the National Register of Historic Places Inventory Nomination Form:

*“It retains its architectural integrity with few alterations visible from the front. Built in 1920-22, it was constructed in a “U” shape, with the wings projecting toward the back. The building is three stories high across the front with the wing being two stories high. A partial basement containing a swimming pool runs beneath the building.*

The existing building includes a hip roof clad in red clay tile, dark red brick which forms the walls accented by rows of cream-colored terra cotta trim and cream-colored wood window frames. Nine arches, two stories high, form a repetitive pattern across the front façade.

Since the construction of the original 1922 structure, the site has undergone two key changes: a significant building addition in 1958, and a second addition in the 1970’s.

The cedar tree was removed approximately in December 2017. On January 8, 2018, Code Enforcement initiated a case for a tree removal at the property without permits. Planning Division subsequently evaluated the case and determined that the site was subject to the Pomona Historic Sites Tree Protection program since the property is on the National Register of Historic Places and can be classified as a “mature significant tree” since it was greater than ten inches in diameter based on Google Street View photos, which constitutes “character-defining landscaping.” Therefore, the tree removal requires retroactive legalization through a certificate of appropriateness. The property owner was notified and an application for a Major Certificate of Appropriateness was filed on January 29, 2018.



A cedar tree (*Cedrus deodara*) was located on the southwest corner of the property at 350 N. Garey. Source: Google Street View (Image dated April 2017).



The cedar tree was removed approximately December 2017 from the southwest corner of the property at 350 N. Garey. *Source: Planning Division (Image dated October 2018).*

## APPLICABLE CODE SECTIONS

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. 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).

## ANALYSIS

On October 31, 2018, City staff, including the City Arborist, conducted a site visit. The arborist identified the location of the tree removal from leftover mulch in the area of the tree, though the stump has been ground down and removed entirely. The arborist further indicated that a replacement cedar tree in the same location is appropriate, but recommends that a small above-ground drip irrigation system be placed to support the replacement tree. The arborist recommends that if the property owner or Historic Preservation Commission seeks to choose a different location or species, to do so in consultation with the Planning Division and City Arborist. The property owner has indicated that they wish to place a replacement tree as a “memorial tree” in memory of a local resident, but the applicant has not determined a species or suitable location for the tree. In addition, the applicant may want to include a monument as part of the tree dedication which has also not been determined by the applicant. Based on the site visit, City Arborist evaluation, and property owner comments, staff has recommended Condition of Approval #3:

*The applicant/property owner shall plant one (1) replacement shade tree (minimum 36-inch box) at a location on the property to be determined in consultation with the City Arborist and the Development Services Director or Designee. The replacement tree shall be sufficiently irrigated per City Arborist recommendation and in compliance with Pomona Zoning Ordinance landscape standards. As the site is listed on the National Register of Historic Places, any proposed monuments proposed as part of the tree replacement shall be subject to a Major Certificate of Appropriateness.*

Furthermore, an additional condition of approval has been included requiring the applicant to comply with Art in Public Places requirements, and that any proposed public art is also subject to a certificate of appropriateness.

## **PUBLIC NOTICING**

On October 26, 2018, a public hearing notice was sent to the applicant and mailed to all owners of property located directly adjacent to and directly across the street from the subject site.

## **ENVIRONMENTAL REVIEW**

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the proposed project meets the criteria for a Section 15304, Class 4 (Minor Alterations to Land).

## **CONCLUSION**

The proposed request to retroactively legalize the removal of the cedar tree greater than ten inches in diameter has been evaluated by Planning Division in consultation with the City Arborist. A condition of approval for a replacement tree has been added, and the request otherwise complies with the requirements of the Historic Preservation requirements of the Pomona Zoning Ordinance.

Respectfully submitted by:

Prepared by:

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## **ATTACHMENTS:**

- 1) Draft HPC Resolution
- 2) Location Map & Aerial Photo
- 3) National Register of Historic Places Form
- 4) Site Photographs