

UNOFFICIAL MINUTES  
POMONA HISTORIC PRESERVATION COMMISSION  
JANUARY 17, 2018

CALL TO ORDER: The Historic Preservation Commission meeting was called to order at 7:04 p.m. by Chair Gallivan.

FLAG SALUTE: Vice-Chair Martin led the Commission in the flag salute.

ROLL CALL: Roll was taken by Development Services Manager Stadnicki.

COMMISSIONERS PRESENT: Chair Gallivan; Commissioners Martin, Tomkins, Garcia, Gomez, and Kercheval

COMMISSIONERS ABSENT: Commissioner Tessier

STAFF PRESENT: Development Services Director Lazaretto, Development Services Manager Stadnicki, Associate Planner Tam

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ITEM D:  
PUBLIC COMMENT:

Commissioner Gomez reported that the Mayor will be giving a City Address on February 1, 2017 at the Fox Theater.

Chair Gallivan closed the public comment.

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ITEM E:  
CONSENT CALENDAR

Nothing to report

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PUBLIC HEARINGS:

ITEM F-1 PUBLIC HEARING – MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 5710-2016) TO ALLOW THE CONSTRUCTION OF A 469 SQUARE FOOT REAR ADDITION AND A NEW 506 SQUARE FOOT TWO-CAR GARAGE AT 580 E. KINGSLEY AVENUE.

Commissioner Martin opened the public hearing.

Associate Planner Vincent Tam provided a staff report regarding the request to allow the demolition of an unpermitted rear addition, the construction of a 499 square foot rear addition and a 484 square foot garage. He provided photos, aerial images, location, council district, zoning and background. He reported the two dwellings on site were constructed in 1910 and 1921. The primary home located toward the front of the property. The home is a colonial revival style and was identified as a contributing structure. He provided the site plan and elevations. He reported the ramp in the front

elevation will be removed and replaced with steps. He noted the addition and garage will match the primary structures lap siding, windows, roof and river rock foundation and two existing windows will be reused on the south elevation.

Commissioner Kercheval asked if the river rock will match the original and if there will be earthquake retrofitting included in the addition.

Associate Planner Tam responded that the applicant is using cultured stone white river rock and trying to match the color. He stated he assumed earthquakes would be addressed under California Building code and suggested asking the applicant to confirm.

Chair Gallivan asked if the house is occupied by the owner or a rental.

Associate Planner Tam responded he believes it is owner occupied, however deferred to the applicant for that answer.

Commissioner Kercheval commented that with earthquake retrofitting there is usually there is something done on the inside of the river rock foundation, because it doesn't lend itself to bolting.

Associate Planner Tam responded that the river rock is a façade so anything behind it should be structurally sound if built to code.

Commissioners Tomkins asked when the garage was originally built.

Associate Planner Tam replied he doesn't have the exact. He noted it was identified on the Sanborn Map and it should have been permitted but they couldn't find a permit.

Commissioner Tomkins commented that looking back at the LA County Property Map and the history of the property the current garage appears to be in a different location than the original garage and it looks like the one there now was added recently. She inquired about the history.

Associate Planner Tam responded it is his understanding is that the garage was not there in 1910 or 1926; it was built sometime after that. He reported the existing garage will be demolished and replaced with a new garage.

Commissioner Tomkins asked if the new garage will be built in a different location and then the original one.

Commissioner Martin inquired if demolishing the garage and rebuilding was it the owner's idea or directed by code. She commented that there have been a few residents that were required to demo an existing garage to add a two car garage when they wanted to keep the existing one car garage.

Associate Planner Tam stated the request from the applicant included the new two car garage.

Commissioner Martin requested the homeowner speak and answer questions.

Mr. Cris Lin, the applicant, responded that the existing garage fits 1.5 cars and it made more sense to move it the side where the driveway can be utilized and build a 2 car garage for modern space needs.

Commissioner Martin complimented the design of the addition for matching the original and for reusing existing windows. She expressed concerns about any code that requires a two car garage, as it can change the character of a historic home. She inquired if this code was a State or City rule.

Associate Planner Tam stated he is not familiar with that standard Commissioner Martin is describing. He noted that in general when someone is updating their home they have the opportunity to upgrade and if they choose to update there is a minimum 20 x 20 interior requirement per City Code.

Commissioner Kercheval asked if there were plans to make the driveway all concrete.

Mr. Cris Lin responded the plan is to take it out the existing driveway and repave.

Commissioner Kercheval asked staff about additional parking for the other residence, as he noticed a car parked on the grass in the back.

Associate Planner Tam responded that there is not a code requirement for additional parking for the second dwelling so it would be street or driveway parking.

Chair Gallivan commented the residents in the area around Kingsley Avenue have done a beautiful job of restoration and complimented this design. He asked Mr. Lin if he lives or rents the property.

Mr. Chris Lin stated he owns both buildings and family friend lives in the front home and someone else in the back.

Chair Gallivan asked if it was the architect or Mr. Lin who pushed for keeping historic standards.

Mr. Lin stated it was mutual, he was aware of the location being in a historical area, so he instructed the architect to preserve and work with the City. He commented the case has taken over 1 year and 3 months since submission and he has interacted with various planners and implemented their instructions.

Chair Gallivan closed the public hearing.

Motion by Commissioner Martin, seconded by Commissioner Gomez, carried by a unanimous vote of the members presents (6-0-0-1), to approve the Major Certificate of Appropriateness (MAJCOA 5710-2016) to allow the construction of a 469 square foot rear addition and a new 506 square foot two-car garage.

The Commissioners encouraged the applicant to get involved with Pomona Heritage or the Historical Society.

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ITEM G:  
NEW BUSINESS:

Commissioner Martin publicly welcomed Emily Stadnicki to the City of Pomona and the new Development Services Manager. She commented that the Commissioners are excited to work with her and anticipate great things will come because of her presence and knowledge.

Commissioner Tomkins informed her colleagues that she sent an email requesting to add an agenda item to next meeting for a discussion about updating the design guidelines to address build-outs in historic districts. She is interested to know if the Commission feels this is something they should addresses or if it should be a minor Certificate of Appropriateness approved by staff.

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ITEM H:  
DISCUSSION:

Chair Gallivan mentioned the addition of the Tree Committee.

Commission Tomkins reported she filed a request with the City Clerk's office for a public list of all the licensed tree trimmers. She spoke about focusing communications at the tree trimmers to make them aware of the locations of protected trees in the City to help with enforcement. She reported there was a tree removed at the YMCA site and spoke to the owner to ask if they removed it themselves or hired a tree trimmer.

Development Services Manager Stadnicki reported staff followed up with Spectra regarding the YMCA tree and sent them the application for the Major Certificate of Appropriateness.

Chair Gallivan asked Development Services Manager Stadnicki what is coming to them in the future.

Development Services Manager Stadnicki stated she currently does not have a list.

Commissioner Tomkins spoke about driveways guidelines. She reported it is not required to get a Certificate of Appropriateness to change a driveway and this is something the Commission may want to start overseeing or discuss because of concerns and complaints from the community. She commented that there is a Dental Office next to the Fire House, located in the Historic District, which has been missing a driveway for a year or two. She spoke briefly about ribbon driveways and requested more information on the installation of these.

Chair Gallivan responded as he understands it, if you have a ribbon driveway you were expected to keep as such because it was the original design.

Commissioner Tomkins confirmed that is what the design guidelines state, but then Brad Johnson commented at prior meeting that they were encouraging people to keep them, while someone else said that you cannot install them.

Development Services Manager Stadnicki stated she would get some clarity and report back.

Commissioner Martin spoke about an ordinance drafted a couple years ago, by past Commissioners addressing demolition by neglect. She stated she believes it went into a file and would like to see

it come back for discussion and eventually sent to City Council for final approval. She asked Development Services Manager Stadnicki if Pasadena has a similar ordinance.

Development Services Manager Stadnicki confirmed Pasadena does and stated she will look for the draft mentioned by Commissioner Martin and add it to a later agenda.

Chair Gallivan asked if Pasadena does any control of Solar Panels.

Development Services Manager Stadnicki responded no. She reported they were instructed by their City Attorney that it was a grey area and dangerous; therefore, staff would recommend to place them on the back or rear, so they were not visible, but if the applicant stated a need for a specific location to maximize the sun, then staff approved them.

Chair Gallivan commented that according to State Law certain groups can make a resident pay up to 10% more to try and make them architecturally pleasing, in cases where they are ugly looking.

Development Services Manager Stadnicki shared that in West Hollywood they have restrictions in the historic district. Chair Gallivan added that the City of Orange does that also.

Commissioner Martin informed Development Services Manager Stadnicki of an issue with historic designation list. She reported that when the Lincoln Park Historic District became State designated all of the Nationally Registered landmarks throughout the City of Pomona disappeared from the list. She commented that it seems to be some kind of glitch and was initially informed of this issue by Brad Johnson.

Commissioner Tomkins asked if they were on the local list.

Commissioner Martin confirmed yes, there were on the local list and then fell off once they were State Designated. She shared that the Fox Theater was designated in the 1980's and then couldn't be found on the list, so it was designated again. She reported that Councilmember Gonzalez gave her a list of buildings to be designated and she was certain many had already been designated in the late 1970's, early 1980's.

Development Services Manager Stadnicki replied she would do some investigation.

Commissioner Tomkins commented that the National Registry keeps their own list, so this is strange.

Commissioner Gomez shared she has a two Excel spreadsheets of Pomona Historical landmarks with construction and historical designation dates, one from January 12, 2016 and then another from 2017 with highlights. It shows that the Fox Theater was constructed in 1931 and designated a Pomona historical landmark and placed on the National Registry February 5, 2017.

Commissioner Martin stated this is the list that includes items that were previously designated and the highlighted items were designated in the past 20 years. She reported that Councilmember Gonzalez expressed concerns that the lists need be redone. She stated that the Commission needs to fight for the fact that certain properties were already Nationally Registered. She commented that

Commissioner Tomkins is a really good investigator and asked Commissioner Gomez to provide her with a copy of the list.

Commissioner Tomkins suggested looking at online minutes from the prior meetings, as the City has good records online and accessible.

Commissioner Gomez stated she believes that the Excel worksheet was created to find out how many historical values exist in Pomona. She commented that some of listings seem out of sync.

Commissioner Tomkins commented that it is possible the law changed in terms of how to designate something.

Development Service Manager Stadnicki responded this doesn't make sense and she will look into it.

Commissioner Gomez commented they need to look at buildings in Pomona that have historical value to the community and stated one such building is the Sacred Heart Church which was built by the community with rock they moved from Claremont. She noted the old church is now called the Beta Center. She stated she will send the lists she has to Development Services Manager Stadnicki.

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ITEM I:  
HISTORIC PRESREVATION COMMISSION COMMUNICATION:

None

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ITEM I:  
DEVELOPMENT SERVICES MANAGER COMMUNICATION:

1. Minor Certificate of Appropriateness – November 2017 through January 2018.

Chair Gallivan commented that eight of Minor Certificates were for tree trimming. He reported that it is uncommon to see tree trimming, therefore the public is becoming aware they need to have tree trimmers.

Commissioner Tomkins expressed concerns that this wasn't a complete list of minor Certificate of Appropriateness, because she doesn't see windows or other items she knows people are applying for.

Commissioner Martin commented that she sees a lot more activity than what is on this list.

Development Services Manager Stadnicki stated it is possible residents are starting without permits, getting cited and then applying and those applications have yet to be processed. She stated she will double check it with Sandra Elias.

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ADJOURNMENT:

Chair Gallivan adjourned the meeting at 7:50 p.m. to the next regularly scheduled meeting of the Historic Preservation Commission on February 7, 2018, in the City Council Chambers.

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Emily Stadnicki  
Development Services Manager

Jessica Thorndike, Transcriber

The minutes of this meeting are filed in the Planning Division of City Hall, located 505 South Garey Avenue, Pomona, CA, 91766.