



# CITY OF POMONA

## HISTORIC PRESERVATION

## COMMISSION

**DATE:** June 5, 2019

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

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

**SUBJECT:** **MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 11732-2019)**  
Request to retroactively legalize the removal of one (1) Pecan tree and one (1) Red Ironbark Eucalyptus tree on a property with a non-contributing two-story single family residence and two four-unit apartment complexes located at 440 E. Alvarado Street in the Lincoln Park Historic District.

### STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) to retroactively legalize a Major Certificate of Appropriateness (MAJCOA 11732-2019) to allow the removal of one (1) Pecan tree and one (1) Red Ironbark Eucalyptus tree on a property with a non-contributing two-story single family residence and two four-unit apartment complexes located at 440 E. Alvarado Street, subject to conditions.

### PROPERTY & APPLICANT INFORMATION

<b>Address</b>	440 E. Alvarado Street
<b>Assessor's Parcel Number (APN)</b>	8337-004-008
<b>Lot Size</b>	21,350 SF (0.49 Acres)
<b>General Plan Land Use Designation</b>	Residential Neighborhood
<b>Zoning District</b>	R-1-6000 Single Family Residential
<b>Historic District</b>	Lincoln Park Historic District
<b>Specific Plan</b>	N/A
<b>City Council District</b>	District 4
<b>Applicant</b>	Jeff Estrada
<b>Property Owner</b>	Golden Opportunity III HLDGS

### RELATED ACTIONS

<b>Planning</b>	<b>7/18/2006</b> Minor Certificate of Appropriateness (MISC 06-284) to allow trimming of lower branches and lift up and remove branches on top on eleven (11) trees. <b>6/11/2008</b> Minor Certificate of Appropriateness (MISC 08-112) to allow the removal of two (2)
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rooftop lattice covers that are not original to the home.

**8/27/08:** Minor Certificate of Appropriateness (MISC 08-162) to allow tree trimming of thirteen (13) trees.

## **BACKGROUND**

The subject site (Attachment 2) is developed with a two-story single-family residence on the northerly portion of the site. According to the Historic Resources Inventory dated July 1992, the two-story single family residence was built in approximately 1910 (Attachment 3). It was determined to be non-contributing due to alterations. It was also determined that it could become contributing if the alterations were reversed. Two four-unit apartment complexes, carports, and laundry room were constructed on the southern portion of the site in approximately March 1963.

On April 1, 2019 City staff received a report indicating trees were being cut at the site. Code Compliance responded by conducting an inspection and determined that trees were trimmed and two (2) trees were removed without permits (Attachment 4). On April 2, 2019 an Administrative Citation was mailed to the property owner and property manager requiring a Certificate of Appropriateness for tree removal and tree trimming. On April 2, 2019 a Minor Certificate of Appropriateness application was received for the trimming of trees. On April 8, 2019 a Major Certificate of Appropriateness was received to request the removal of one (1) Pecan Tree and one (1) Red Ironbark Eucalyptus Tree. The Pecan tree was located along the westerly property line and the Red Ironbark Eucalyptus tree was located behind the garage along the easterly property line (Attachment 5).

Upon inspection conducted by the City Arborist, a recommendation was made to hire a certified arborist to mitigate previous non-standard trimming damage to the extent possible. The one (1) Pecan tree and one (1) Red Ironbark Eucalyptus tree were not found to be eligible for an exemption based on the required criteria outlined in City Council Resolution No. 2000-72 (9a-d).

## **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 are considered as alterations. 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, defined as trees with trunks more than ten inches in diameter. Under Resolution No. 2000-72, the removal of mature significant trees, such as the subject trees, requires a Major Certificate of Appropriateness.

## **EXEMPTION**

Because the subject trees are considered *mature significant trees*, they are 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).

## **PUBLIC NOTICING**

On May 22, 2019 a notice was sent to the applicant, posted at the subject site, and mailed to all owners and occupants of properties located directly adjacent to and directly across the street from the subject site.

## **ENVIRONMENTAL REVIEW**

Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), the proposed project meets the requirements for a categorical exemption in compliance with Article 19, Section 15304 (Class 4 - Minor Alterations to Land).

## **CONCLUSION**

Based on the determination of the City Arborist, the trees that were removed were not found to meet the criteria for an exemption. Because the trees were removed without first obtaining the required permit, staff has conditioned the project to plant two (2) fifteen gallon trees in their place. The replacement trees shall include one (1) Pecan tree and one (1) Red Ironbark Eucalyptus tree. In addition, a recommendation was made by the City Arborist for the applicant to hire a certified arborist to mitigate any non-standard trimming damage that was conducted on the remaining trees; therefore a condition is included to address this recommendation.

Respectfully submitted,

Anita D. Gutierrez, AICP  
Development Services Director

Prepared by,

Sandra Elias  
Assistant Planner

## **ATTACHMENTS:**

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