

UNOFFICIAL MINUTES  
POMONA HISTORIC PRESERVATION COMMISSION  
MARCH 6, 2019

CALL TO ORDER: The Historic Preservation Commission meeting was called to order at 7:01 p.m. by Chair Debra Martin.

FLAG SALUTE: Commissioner Alice R. Gomez led the Commission in the flag salute.

ROLL CALL: Roll was taken by Acting Development Services Director Anita Gutierrez.

COMMISSIONERS PRESENT: Chair Debra Martin; Vice-Chair Jim Kercheval, Commissioners Jim Gallivan, Ann Tomkins, Jennifer Williams, Tamara Gonzalez, Alice R. Gomez.

COMMISSIONERS ABSENT: None

STAFF PRESENT: Acting Development Services Director Gutierrez; Lynda Lara, Assistant Planner; Sandra Elias, Assistant Planner; Alina Barron, Assistant Planner; Eunice Im, Assistant Planner

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ITEM D:  
PUBLIC COMMENT:

**Melissa Chavez**, 204 E. Jefferson; spoke about living in Lincoln Park since 2013, the historic homes, the tree lined streets and her home being part of a National Historic District. She stated the designation being recognized nationally by the National Parks Service along with her wonderful neighbors is what keeps her family in the area. She spoke about having stricter guidelines in place to prevent the improper modification to homes to prevent the diminishment of the homes historic value. She expressed concerns that the new ADU standards (AB 2299 and SB 1069) have the potential of eroding the current historic landscape in a negative fashion. She stressed the importance that the City of Pomona implement their own set of guidelines to protect the integrity of historic districts, historic sites and the City as a whole. She provided samples of guidelines from the City of Pasadena and requested the Commission review this sample along with others provided online and implement ADU regulations as soon as possible.

Chair Martin thanked Ms. Chavez and shared that on April 17, 2019 the Historic Preservation Commission will be having a join planning meeting with the Planning Commission and Planning Department to discuss an ordinance that will protect Pomona's historic districts and the whole City. She requested Ms. Chavez share her information with Acting Development Services Director Anita Gutierrez.

Chair Martin asked Acting Development Services Director Anita Gutierrez if the April 17, 2019 study session is a public meeting.

Acting Development Services Director Anita Gutierrez replied yes, the special meeting for the Planning Commission and the Historic Preservation Commission and it will be an open public meeting. She noted at that time staff will have a draft for review. She stated the start time is 7:00 p.m. in the City Council Chambers.

Ms. Chavez asked if the meeting was a study session or a Planning Commission Meeting.

Acting Development Services Director Anita Gutierrez replied it's a joint session of the Planning Commission and Historic Preservation Commission.

**Dan McIntire**, 357 E. Pasadena; announced that Pomona Heritage will be conducting their 35<sup>th</sup> anniversary Home Tour, November 2 and 3, 2019. He reported they are taking a bold step to do an entire weekend long event focusing on mid-century architecture. He shared November 2, 2019 will include municipal and commercial buildings, signage and art and Sunday, November 3 will include the traditional home tour with all mid-century homes, vintage trailers, vintage cars. He invited the Commissioner and public in attendance to this Pomona Mid-Century Modern weekend. He asked about the status of the Certified Local Government (CLG) renewal. He stated he believes this is the main reason why the Commission does not have purview over the Accessory Dwelling Units (ADU's). He asked for the status of the demolition by neglect ordinance.

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Acting Development Services Director Anita Gutierrez replied that the Certified Local Government Annual Report was submitted last month, the first time since 2012. She reported staff is waiting to hear back from the state, and Pomona should be eligible to apply for grants in the next fiscal year. She noted this was not the reason the Commission doesn't have purview to review Accessory Dwelling Units (ADU). She stated the ADU ordinance is set by state law with preempts the ADU ordinance in place by Pomona, therefore, that is why the City is considering a new ADU ordinance that is within the purview of state law. She reported the "demolition by neglect" ordinance is on staff's list to address.

Chair Martin welcomed councilmember Victor Preciado and former councilmember Paula Lantz.

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ITEM E:  
CONSENT CALENDAR:

1. Approval of Draft Historic Preservation Commission Minutes for the following meeting dates:
  - October 3, 2017
  - February 7, 2018
  - April 4, 2018
  - May 2, 2018
  - June 6, 2018
  - August 1, 2018
  - September 5, 2018
  - January 16, 2019

Acting Development Services Director Anita Gutierrez shared there were a couple corrections reported on the October 3, 2017 and February 7, 2018 minutes that staff will correct that, this included Ms. Paula Lantz's name was misspelled

Commissioner Gallivan reported he found a few things missing. He stated during the May 2, 2018 minutes he believed there were some goals relative to the trees that were not added.

Chair Martin asked Commissioner Gallivan if he would like to pull those months from the approval.

Commissioner Gallivan replied yes, May 2, 2018.

Chair Martin requested to table the approval of May 2, 2018 until next month.

Acting Development Services Director Anita Gutierrez confirmed Commissioner Gallivan will provide additional details.

Commissioner Gallivan replied yes. He stated he also saw other small errors that are obvious but don't affect the overall quality of the minutes.

**Motion by Commissioner Gomez, seconded by Commissioner Gonzalez, carried by a unanimous vote of the members present (7-0-0-0), to approve the Draft Historic Preservation Commission Minutes for October 4, 2017, February 7, 2018, April 4, 2018, June 6, 2018, August 1, 2018, September 5, 2018, and January 16, 2019.**

Commissioner Gallivan thanked staff for getting the backlog of minutes completed.

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PUBLIC HEARINGS:

ITEM F-1

PUBLIC HEARING – MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 9645-2018) TO ALLOW THE DEMOLITION OF A 360 SQUARE FOOT GARAGE AND REPLACE WITH ONE OF TWO OPTIONS: A) A DETACHED 516 SQUARE FOOT TWO-CAR GARAGE OR B) A DETACHED 737

SQUARE FOOT THREE-CAR GARAGE. THE PROPOSED PROJECT INCLUDES A NEW 1,200 SQUARE FOOT ACCESSORY DWELLING UNIT (APPROVED UNDER A SEPARATE MINISTERIAL PERMIT) ON A PROPERTY WITH A CONTRIBUTING SINGLE-FAMILY RESIDENCE LOCATED WITHIN THE LINCOLN PARK HISTORIC DISTRICT IN THE R-1 6,000 ZONE, LOCATED AT 590 E. KINGSLEY AVENUE.

**This item was continued from February 6, 2109.**

**Chair Martin reported that Commissioner Jennifer Williams returned to the meeting at 7:59 p.m.**

Sandra Elias, Assistant Planner, provided a presentation on this item.

**Chair Martin opened the public hearing.**

Assistant Planner Elias reported the property owner Lily Lu is present; however the applicant/architect Terry Valles would not be present tonight.

Commissioner Tomkins asked the owner if her preference was for the two-car garage or the three-car garage.

Lily replied the three-car garage because she has problems with her neighbors parking in front of her driveway. She noted she has spoken to some of the neighbors about applying for a neighborhood parking permit.

Chair Martin read into the record that Mitch Elias is opposed to the project.

**Paula Lantz**, 458 E. Jefferson, spoke in support of the three-car garage because she feels it is more practical because the owner is adding another unit. She stated the detached design fits the neighborhood better. She expressed concerns that the windows are a security problem and are not needed because no one is living in the structure. She requested the Commission reconsider requiring unless it is what the owner wants.

**Melissa Chavez**, spoke in opposition to this item. She stated the square footage of the ADU dwelling is much larger than the original structure and the three-car garage doesn't suit the neighborhood, however, she understands the need to have a parking spot for the tenant. She stated with the City not having the ADU ordinance in effect, nothing can be done. She stated she is looking forward to April 17, 2019.

**Chair Martin closed the public hearing.**

Commissioner Kercheval suggested giving the option of windows to the owner.

Commissioner Gallivan asked to see the pictures of the proposed windows. He confirmed there are windows on the back and garage windows on the front with a solid door.

Assistant Planner Elias replied there are windows on the west and the east sides of the garage.

Commissioner Tomkins asked about the size of windows.

Assistant Planner Elias replied 2 feet by 2 feet.

Commissioner Gallivan agreed with Ms. Lantz that the windows are low and could be inviting to someone. He suggested have a smaller window on higher up on the backside to let in light.

Commissioner Gonzalez addressed the owner's preference for the three-car garage. She confirmed there is a lot of street parking, however, the size of the garage doesn't prevent someone from blocking the driveway, the owner would still not be able to get out. She stated the scale of a two-car garage would be more appropriate in Lincoln Park and more appropriately sized to the original unit, which is only slightly over 1,000 square feet. She stated she have a strong preference either way on the windows, because several garages in the community have windows. She stated she would motion for a two-car garage.

Commissioner Gallivan asked to see the two-car garage picture.

Commissioner Kercheval requested to add a condition that the owner to can decide if they want windows, because there will be natural lighting from the garage door windows.

Commissioner Gonzalez replied that is assuming they are putting windows in the garage door. She stated she doesn't see anything that says the actual physical garage door has windows. She continued that the windows are on the east and west elevations, looking into the property not to the back or alleyway of the property, so she thinks the windows should be kept, because it fits better with what's in the community already.

Chair Martin agreed.

Commissioner Gallivan commented the windows would be facing the other house and the interior of the yard.

Commissioner Tomkins asked for the site plan to be displayed.

Chair Martin stated she feels windows make it more charming.

Assistant Planner Elias pointed out the windows on the site plan would be on the east and west side of the structure.

Chair Martin asked if the home is on the north side of the street.

Assistant Planner Elias replied yes, she pointed out Kingsley Avenue to the north, the structure is facing north, the garage doors are on the north side, one window is on the west and the other window is on the east with an entry door next to one of the windows.

**Motion by Commissioner Gonzalez, seconded by Chair Martin, carried by a unanimous vote of the members present (7-0-0-0) to approve Major Certificate of Appropriateness (MAJCOA 9645-2018) to allow the demolition of a 360 square foot garage and replace a detached 516 square foot two-car garage. The proposed project includes a new 1,200 square foot accessory dwelling unit (approved under a separate ministerial permit) on a property with a contributing single-family residence located within the Lincoln Park Historic District in the R-1 6,000 zone at 590 E. Kingsley Avenue.**

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ITEM F-2

PUBLIC HEARING – MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 11272-2019) TO ALLOW FOR THE DEMOLITION OF A PRE-1945 SINGLE FAMILY RESIDENCE ON A PROPERTY LOCATED AT 248 W. GRAND AVENUE

Lynda Lara, Assistant Planner, provided a presentation on this item.

**Chair Martin opened the public hearing.**

Chair Martin offered condolences to the applicants for losing their home to fire.

John Madian, the owner; thanked Chair Martin for the condolences and stated he was just happy no one was hurt.

Chair Martin commented the existing river rock is beautiful. She stated the room tonight contains several great resources for craftsman homes (President of the Historical Society and our former president of Pomona Heritage) which could be a wealth of knowledge when designing the new house. She recommended the owner to speak to these resources and tour some of Pomona's old homes.

**Motion by Chair Martin, seconded by Commissioner Kercheval, carried by a unanimous vote of the members present (7-0-0-0), to approve Major Certificate of Appropriateness (MAJCOA 11272-2019) to allow for the demolition of a pre-1945 single family residence on a property located at 248 W. Grand Avenue**

ITEM F-3

PUBLIC HEARING – MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 11378-2019) TO ALLOW THE CONSTRUCTION OF A NEW 360 SQUARE FOOT GARAGE AND A REQUEST TO REMOVE A MEXICAN FAN PALM TREE LOCATED IN THE REAR YARD. THE PROPOSED PROJECT INCLUDES A NEW, TWO-STORY 1,200 SQUARE FOOT ACCESSORY DWELLING UNIT (APPROVED UNDER A SEPARATE MINISTERIAL PERMIT) ON A PROPERTY WITH A CONTRIBUTING SINGLE-FAMILY RESIDENCE LOCATED WITHIN THE HACIENDA PARK HISTORIC DISTRICT IN THE R-1 7,200 ZONE, LOCATED AT 490 PRECIADO STREET.

**Commissioner James Kercheval recused himself for this item.**

Sandra Elias, Assistant Planner, provided a presentation on the item. She reported the staff report had a discrepancy on Page 4, under the “Analysis of proposed project” section; the sentence starting with “As illustrated in Table 1...” there is a sentence that specifies that the demolition of the existing garage and proposed new garage are consistent with the standards contained in section. She stated that does not apply to this project because there will not be a demolition.

Commissioner Tomkins asked about the notification distance.

Assistant Planner Elias replied the code requires staff notify the adjacent property owners. She confirmed the property owners on Preciado, those who live across the street and behind the project site were notified.

Chair Martin stated there was a code updated through City Council in 2014 that increased notification from 300 square feet to 1,000 square feet. She asked if this information didn’t roll over to the Planning department.

Acting Development Services Director Anita Gutierrez replied she will investigate. She stated she knows there are varying noticing requirements for differing permits. She stated ADU’s don’t receive public notice because they are ministerial actions. This notification was for the garage and current code for that is just the adjacent residences.

Chair Martin replied that answers her question and Acting Development Services Director Anita Gutierrez does not need to investigate further.

Assistant Planner Elias informed Commissioner Tomkins there were 40 notices sent out to the occupants and the property owners and there was also a notice placed in front of the property.

**Chair Martin opened the public hearing.**

**Dan McIntire**, 357 E. Pasadena; commented that historic districts should have been exempt from the new ADU law. He stated he understands there is nothing that can be done currently and appreciates that the applicant voluntarily used existing architectural elements in designing the ADU and garage. He stated he objects to the no ADU noticing and commented it seems like the antithesis of the neighbors and neighborhood, when a 1,200 square foot structure that is two stories you will be able to view from White Avenue is not noticed.

**Kristie Kercheval**, the applicant; shared this is something her husband and herself have wanted to do for many years. She spoke about having another option for aging parents, who’s health is starting to fail. She reported the garage will be the same level as the house with an ADA compliant threshold. She shared currently it’s very hard for her mom to get into their house because they have a raised elevation. She stated the ADU is a two story and is fully ADA compliant with an elevator. She noted everything will be attached, like our main garage is attached, because this was a unique feature of the original home that was built in the 1920’s. She stated they tried to make it setback so the ADU is less visible from the street and to keep it within the balance of the historic district.

Commissioner Tomkins asked if the shed the home was being modeling after was original to the property.

Ms. Kercheval replied yes, its original board and batten.

Chair Martin asked about the windows on the ADU.

Acting Development Services Director Anita Gutierrez replied Chair Martin could only ask an informational question about the windows and it would be up to the applicants to answer, because that isn't part of the Commission's purview.

Chair Martin commented, in general, folks in a historic district can't put in vinyl windows that don't match the original. She spoke about the "like for like" laws on additions and asked how this addition situation is different.

Commissioner Tomkins agreed with Chair Martin. She stated she doesn't understand how the Commission can say it complies with the Secretary of the Interior Standards and then not apply the Secretary of the Interior standards to the ADU. She noted those design standards affect whether a property is actually historic or not, therefore if the Commission is not applying those standards to ADU's they are risking harm to designated properties, which the state statute states not to harm historic properties.

Ms. Kercheval assured the Commission they are not going to install fake vinyl windows and are working to make the ADU look good. She noted the 24-inch tree that they are putting in is a deodar cedar, which is the same trees on the neighbor's property to the north. She shared they are also paying special attention to the landscaping on that side, with privet hedges and a fence.

Chair Martin commented it looks beautiful, she just had a question about the window situation.

Ms. Kercheval shared they wanted a garage for easy access and stated her husband and herself plan on living in the house someday, that's why there is an art studio, a sitting room and the elevator. She noted the garage will give them a place, so they don't have to do street parking.

Mr. Kercheval addressed Chair Martin's question about the windows. He stated if they can afford wood windows on that face, they will do it, but if ends up being vinyl it will be double-hung without the grid, so from the street view one would not be able to see it's vinyl.

Chair Martin asked if vinyl windows come in a wood color.

Mr. Kercheval replied the plan is for white trim, so its going to be white and he doesn't know if there is an off-white version, but they research. He commented although the purview on this is the garage, he wants the Commission to know they are doing everything they can to make this as much of a part of the entire property, in mass scale and design. He requested to display the plan view of the first floor of the proposed ADU and spoke about the wrap around porch. He noted it looks huge, however, it is only 700 square feet on the first floor. He reported they didn't max the ADU at 1,200 square feet, it's only 1,147 square feet.

Commissioner Tomkins asked if the 1,147 includes the wrap around porch.

Mr. Kercheval replied no.

**Chair Martin motioned to close the public hearing, seconded by Chair Gallivan.**

Commissioner Tomkins asked if the applicants are removing other trees that don't require a Certificate of Appropriateness.

Assistant Planner Elias replied a site inspection was completed by the City Arborist and it was determined that the trees located in the rear yard that are adjacent to the palm tree, the citrus trees, are less than 10" in diameter, therefore are not subject to the tree preservation ordinance. She reported there is one other tree, a pine tree, that is located next to the chimney that meets the exemption.

Commissioner Tomkins asked if any trees have been removed.

Assistant Planner Elias replied none of the trees have been removed yet.

Acting Development Services Director Anita Gutierrez clarified that the tall tree next to the chimney has qualified for an emergency removal exemption because it is showing potential impact to damage to the property.

Assistant Planner Elias replied it's too close to the chimney, within 10 feet, therefore it poses a fire hazard.

Acting Development Services Director Anita Gutierrez confirmed the City Arborist determined it a fire hazard, under the fire code.

Commissioner Tomkins commented she has seen the fire code interpreted before and it only required removing the branches that are right at the top of the chimney. She stated this wasn't something discussed when she met with the City Arborist about the tree ordinance. She shared in her neighborhood they have a lot of trees that are close to chimneys and expressed concerns about this interpretation of the ordinance.

Acting Development Services Director Anita Gutierrez replied she discussed this tree with the arborist, and he believed that the tree was also beginning to cause damage to the actual structure and potential foundation.

Commissioner Tomkins replied that is two different criteria.

Chair Martin requested to see the photo of the front of the house with the landscape and tree. She commented it's beautiful, but agrees it is causing a problem being right next to the foundation.

Commissioner Gallivan requested to see the top view and site view again.

Acting Development Services Director Anita Gutierrez stated she did push the arborist to ensure that the tree did need to be removed. She reiterated they are discussing the pine, which is not shown on the site plan.

Commissioner Tomkins asked if the palm tree is being removed because it is located where the garage or ADU is being placed.

Mr. Kercheval replied it is in the footprint.

**Motion by Commissioner Gomez, seconded by Chair Martin carried by a unanimous vote of the members present (6-0-0-1), to approve Major Certificate of Appropriateness (MAJCOA 11378-2019) to allow the construction of a new 360 square foot garage and a request to remove a Mexican Fan Palm tree located in the rear yard. The proposed project includes a new, two-story 1,200 square foot accessory dwelling unit (approved under a separate ministerial permit) on a property with a contributing single-family residence located within the Hacienda Park Historic District in the R-1 7,200 zone, located at 490 Preciado Street.**

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ITEM F-4

PUBLIC HEARING – MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 11207-2019) TO ALLOW FOR THE DEMOLITION OF A PRE-1945 SINGLE FAMILY RESIDENCE ON A PROPERTY LOCATED AT 1150 BUENA VISTA AVENUE.

**Acting Development Services Director Anita Gutierrez reported that Commissioner Kercheval rejoined the Commission at 8:54 p.m.**

Lynda Lara, Assistant Planner, provided a presentation on the item.

Chair Martin asked if Assistant Planner Lara has any interior photos.

Assistant Planner Lara replied these were the only photographs provided by the homeowner.

**Chair Martin opened the public hearing.**

**Debra Clifford**, President Historical Society of Pomona Valley, 182 Monroe; shared she found out the house was moved in 1952 to this neighborhood and that the pool and garage were added in 1957, from the Building and Safety jacket, which is why it may not quite fit in. She reported the house was originally located at 1830 N. Alexander Street, which no longer exists, however, she believes it was north of Holt and the home was in the way of the 10 Freeway. She commented Diana Marsh's 1994 "drive-by" for historical importance didn't consider that in 1912 our population in the town was somewhere between 3,000-5,000, which makes this house rare. She noted Pomona does not have very many houses of this size and of this nature from this era with all the standard features of a craftsman bungalow. She stated the brick columns were most likely installed after the house was moved, because whatever was there did not survive. She stated this house is worth saving. She commented that while the nature of the reports from the new planners are getting better, they have a long way to go and she encouraged them to use more resources that exist in the City, so the information provided is complete the Commission can make realistic decisions. She added if the owner would not provide interior pictures, the Commission should say no. She requested the Commission slow down the process to find out more about this house, because a 1912 home located in that general area could have been an orchard house. She noted there is a lot of land at this property and it could be subdivided for a condo conversion around the existing home.

**Dan McIntire**, 357 E. Pasadena; strongly seconded Debra Clifford's comments. He noted there are many examples in the City where we have a historic building incorporated into a new development. He stated the historic community has worked hard to oppose every demolition, especially for vintage homes, but when a house of this quality is being presented, he feels additional time is needed to research further. He recommended the Commission continue this item or deny it.

**Chair Martin closed the public hearing.**

Commissioner Gallivan requested to see the picture of the front of the home. He commented the pillars must have been river rock and presumes in the moving process someone built the fence and replaced the river rock with bricks. He noted this represents the fact when the Interstate 10 went in people did everything, they could to save this house once before.

Commissioner Tomkins asked what research process was completed by the City to determine who has lived in this house or who may be associated with it.

Assistant Planner Lara replied staff check the historic inventory survey, the National and State registry, building permit historic record, and the L.A. County assessor records. She stated the determination is based on everything found.

Commissioner Tomkins asked if there were a lot of permits for this house.

Assistant Planner Lara replied not for the original construction of the home, only for the vinyl window change outs, the enclosed patio to the rear and the detached metal canopy.

Commissioner Tomkins asked if they were permitted to the same owner or different owners over time.

Assistant Planner Lara replied she can't confirm that.

Commissioner Williams asked if the staff report included information about the move.

Assistant Planner Lara replied she was not aware of the move.

Commissioner Williams commented in the past people were more interested in moving buildings, however, its disconcerting that the move wasn't included the staff report. She noted it indicates the Commission may not have the information it needs to make a fully informed decision.

Commissioner Tomkins stated the Commission, on numerous different applications, has stressed the importance of having interior pictures to decide.

Acting Development Services Director Anita Gutierrez replied correct and it was her decision to bring this item forward. She shared staff attempted to secure interior pictures many times. She reported the owner has tenants living in that facility and would not give staff access to take pictures ourselves. She suggested this topic as a point of discussion for the



Commission in the future and asked what they are looking at in those interior photos, because the purview of the ordinance allows for the exterior review of historical structures.

Chair Martin replied the Historic Commissioners have determined that it is difficult to say yes or no to a demolition without seeing how original the interior is and if there is anything to salvage. She noted if there are items to salvage, the Commission wants to make we can do that and added interior photos can really tell a story.

Acting Development Services Director Anita Gutierrez thanked Chair Martin for that insight. She stated in the short time she has been here, staff have struggled to be able to provide interior pictures, so she is trying to find a balance of bringing items without pictures to avoid holding permits up for months and years.

Chair Martin suggested the Planner working with the applicant state interior pictures are a prerequisite and share with the applicant that those pictures will help move the process along, because the Commissioner will request them, and nothing will be done until those are provided.

Commissioner Tomkins agreed and commented if the Commission continues to approve applications without interior pictures, applicants will no longer submit them. She noted interior pictures are important when trying to figure out if the home is of a standard to be individually designated, which is a high threshold. She added it's not just contributing to a historic district, in order to deny the application, the Commission must find that it would be capable of individual designation and that's hard to do.

**Motion by Commissioner Gallivan, seconded by Commissioner Gonzalez, carried by a unanimous vote of the members present (7-0-0-0), to continue this item until April 3, 2019, pending interior pictures and a complete history of the home.**

Commissioner Gomez asked if there was any documentation setup to tell how many other homes were moved with the 10 freeway back in the 1950's, so that could be included as part of the process for staff to look at. She requested staff research when and where homes have been moved because it helps the Commission.

Chair Martin expressed concern that a lot of history has been misplaced or lost in City Hall (i.e. permits). She noted they are not criticizing Assistant Planner Lara, she did an amazing job. She stated this house has a lot of potential and its concerning to say yes to demo it tonight.

Commissioner Gonzalez cautioned staff from making statements, like "the home lacks architectural details", just because there have been modifications because it provides a negative aspect to the home. She stated she doesn't think this home lacks architectural details; it's a 1912 craftsman which is a significant home for our community. She stated she is not criticizing Assistant Planner Lara, she did a wonderful job, but she wants staff to celebrate the houses Pomona does have note this in their reports.

Chair Martin invited the City Planners to tour of a couple homes that the Commissioners and historical preservationists live in. She stated Dan McIntire lives in a beautiful Victorian, Debra Clifford lives in a Spanish Bungalow, James Kercheval a Tudor colonial and she has a Mediterranean revival built in 1930.

Chair Martin suggested staff look for information on 348 W. Alvarado Street as a test. She shared there used to be a lot of information about that house and if they can't find anything, she would be very concerned about the information that is supposed to be stored in the archives.

Acting Development Services Director Anita Gutierrez thanked the Commissioners for their comments. She stated they are evolving as a department and as taken note. She shared the Planning Staff are committed to learning and educating themselves and a few staff will be attending the Historic conference with the Commissioners.

Alina Barron, Assistant Planner, provided a presentation on the item.

Commissioner Gallivan asked when the addition was done.

Assistant Planner Barron replied the date of the construction of the addition is unknown and there are not building permits for the addition, because it was constructed illegally. She noted staff do believe it happened prior the formation of the district.

Commissioner Kercheval asked if the addition was made before the current owner.

Assistant Planner Barron replied it is believed so, yes.

**Chair Martin opened the public hearing and invited the applicant forward.**

**Michele Ritchie**, the applicant; reported she bought the home in 1993 and the realtor told her that she couldn't find a permit for the dormer. She stated she didn't realize that would be a problem and purchased the home because she needed something with more bedrooms to accommodate her mother and a live-in caregiver. She shared she was encouraged to move to the Lincoln Park area by friends who could provide a support system. She reported the aluminum sliding windows were also there when she moved in. She spoke about wanting to make a lot of changes to the house, including having the original windows restored. She shared she has two original windows that she wants to install and that is why she is here tonight. She stated she thought you just went to City Hall but has learned it is a bigger issue in terms of process.

Commissioner Tomkins clarified when the applicant bought the home if the realtor said she couldn't find the permit or it had been built without a permit.

Ms. Ritchie replied the realtor said she couldn't find a permit.

Commissioner Tomkins asked if applicant could tell how old the addition was.

Ms. Ritchie replied no; she doesn't think it was done by the owners she purchased from. She thinks it had been done long before they had the home.

Commissioner Gallivan commented it looks like maybe the dormer was added at the same time the aluminum windows were installed.

Chair Martin asked to see the photo of the addition and agreed the windows match top and bottom. She commented the window were not installed any later than early 1970's. She commented a lot of homes are purchased and people don't think twice if a room is permitted. She stated she doesn't see how the applicant should be liable for anything that was done in the past. She shared a story about a person who bought a house on Pasadena Street with all the windows changed out and with unpermitted electrical work and when this person needed to get a permit for something else the City red tagged the windows and the electrical work forcing him to put back all the windows to original and pay for a electrical permit. She shared the title insurance company covered all that expense, but since Ms. Ritchie purchased the home so long ago it wouldn't be covered.

Commissioner Tomkins asked if the minor Certificate of Appropriateness mentioned in the staff report that was not completed was to replace the windows.

Ms. Ritchie replied she had an application in and met with Brad Johnson and one of his staff. She shared they came to her house and didn't like the original windows that she wanted to put in and so it got to be very involved, then the person doing the work walked off the job and her health wasn't good, so she just gave it up. She stated she has decided she is now ready to do this and contacted Dan McIntire to help her get the windows done.

**Dan McIntire** shared Ms. Ritchie asked him to help her with the paperwork and he retained the architect who did the drawings presented tonight. He shared one issue that came up from prior Planning Staff was that shed dormers were not appropriate for English Tudor homes. He stated that is not the case and submitted photos with examples of shed dormers on English Tudor homes. He shared Ms. Ritchie wants to restore the house to the way it used to look and will be in front of this body later with a major Certificate of Appropriateness to replace all the windows.

Commissioner Tomkins asked Mr. McIntire if it was only the upper part of the shed dormer that was added.

Mr. McIntire replied yes and stated it would probably have been more aesthetically pleasing if it had recessed it back from the lower story, and that he is pretty sure that the windows were added while the dormer was. He confirmed they are the same windows, very generic, estimated to be a 1960's vintage. He shared they have done a lot of research on appropriate windows and when they get replaced on the bottom floor they are going to get replaced on the dormer as well making it more compatible with the style of the rest of the house.

**Chair Martin closed the public hearing.**

**Motion by Commissioner Gallivan, seconded by Chair Martin, carried by a unanimous vote of the members present (7-0-0-0), to approve Major Certificate of Appropriateness (MAJCOA 770-2015) to allow a 200 square foot addition to an existing single-family dwelling located at 239 Monroe Avenue.**

Chair Martin requested a three-minute break at 9:39 p.m.

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ITEM F-6

PUBLIC HEARING – MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 011076-2018) TO ALLOW A 509 SQUARE FEET ADDITION AT A PROPERTY WITHIN THE R-1-7,200 (SINGLE FAMILY RESIDENTIAL) ZONE AND WITHIN THE WILTON HEIGHTS HISTORIC DISTRICT, LOCATED AT 435 TEXAS STREET.

Eunice Im, Assistant Planner, provided a presentation on the item.

Commissioner Gonzalez asked what the original square footage was of the house.

Eunice replied the original square footage is 717 square feet.

Chair Martin asked what the new total square footage will be.

Eunice replied they are adding 509 square feet, so approximately 1,200.

**Chair Martin opened the public hearing.**

Maryam Tork the architect and designer of the project; shared she is a student and took responsibility of the addition because the owner is a family friend. She reported the owner bought the property and saw an opportunity to expand the existing footprint. She stated the owner wasn't aware that the home was in a historic preservation district and was unaware of what that meant. She shared she is an architecture student from Cal Poly Pomona and is currently working on other community historical preservation projects in L.A. and with her teacher Luis Hovos a State Commissioner for Historic Resources. She spoke about the opportunity to be able to preserve this house because it's not currently in very good condition. She shared the owner bought the house for his son who attends Cal Poly Pomona to live in with friends. She stated to do this they need more room and are proposing the addition.

Commissioner Gonzalez asked what type of materials they are planning to use for windows and doors.

Maryam replied the new materials will be consistent with the existing materials, so grey stucco, grey roofing, the same windows (wooden double-hung). She stated they are not planning to change any appearance of the building with the addition.

Commissioner Gomez asked if this was a school project with friends.

Maryam replied it's not a school project. She shared the family friend who's the owner of the project is not in architecture and when she saw the opportunity she wanted to help, so she took responsibility.

Chair Martin asked to see the photograph of the front of the original home; she noted the existing windows are double-hung with additional wood in between. She asked if the new windows are going to look like that or just be a double-hung wooden window.

Maryam replied the existing windows are not in great condition so they will need to repair or replace them; either way they will be consistent with the existing windows.

Chair Martin stated in historic districts the Commission encourage owners to keep the original windows. She shared there are a lot of resources with Pomona Heritage that teach how to them repair or to provide referrals to repair men who know how to fix these types of windows. She recommended Maryam reach out to the Historical Society.

Commissioner Kercheval stated minimal traditional homes, such as this one, are indicative of the Post-War Era to satisfy a housing need less expensively. He commented that the minimal traditional can be a more challenging in restoration because of the minimal number of elements that are available.

He cautioned Maryam about changing the specific elements that were designed in this look, i.e. window and front door change outs, removing mail slots, covering up exposed rafters. He suggested she work with Planners to select a front door and noted a panel door is typically what one would find on a home like this. He shared its more traditional to that period to have a smooth stucco which can still be reproduced today. He encouraged her to bring the stucco back to original. He suggested adding a railing on the front, because there was probably one there originally and encouraged her to look at photographs of other minimal traditional examples to figure out the best type of railing for the stoop that is decorative, that is not wrought-iron, and maybe wooden. He noted the Commissioner will be going to a conference on minimal traditional, next week, but wanted to communicate this information now.

Chair Martin agreed about the stucco. She stated driving around the neighborhood in the historic districts one will see smooth stucco. She motioned to approve with the addition of a condition regarding the stucco.

Commissioner Gonzalez seconded Chair Martin's motion and suggested to add a condition to keep the original windows, especially those street facing windows, because it speaks to the style of the home and the uniqueness of the house.

Chair Martin asked if her fellow Commissioners were ok with the design of the addition on the back.

Commissioner Kercheval added special attention needs to be placed on reproducing the rafters. He noted a lot of people make the mistake of covering the rafters, not trimming them plumb or putting them at a right angle. He commented it will be a great house when it's done.

Chair Martin reminded Maryam that the scale and size of the windows should match the rest of them.

Commissioner Kercheval discouraged the designer from putting in a modern garage door. He encouraged her to restore the original one. He noted if she must replace, look at period appropriate photographs and do not have windows because they never had windows at this time.

Commissioner Gallivan stated it would be nice if that wrought-iron protective door wasn't in the front.

Maryam agreed.

**Motion by Chair Martin, seconded by Commissioner Gallivan carried by a unanimous vote of the members present (7-0-0), to approve Major Certificate of Appropriateness (MAJCOA 011076-2018) to allow a 509 square feet addition at a property within the R-1-7,200 (Single Family Residential) zone and within the Wilton Heights Historic District, located at 435 Texas Street with the following conditions 1) to keep the original windows and 2) The stucco must be smooth.**

Commissioner Gallivan commented Pomona Historical works primarily with the City owned properties and Pomona Heritage can be hard to contact.

DISCUSSION:

1. Discussion and consideration of the disposition of Pomona City Stables building, located at 636 West Monterey Avenue (continued from February 6, 2019).

**Motion by Chair Martin, seconded by Commissioner Gomez carried by a unanimous vote of the members present (7-0-0-0), to approve to move this item to the front of the agenda.**

Chair Martin commented she'd like to move it because it's regarding the Stables and Rene Guerrero, Acting Public Works Director and Darron Poulsen, Director of Water and Wastewater Operations are in attendance tonight to provide a presentation and she'd like to do this while there is a full audience.

**Commissioner Williams recused herself from this item because she is an employee of the Historic Society of Pomona Valley and one of the options is to put money towards managing sites that the Historical Society works with.**

Acting Development Services Director Anita Gutierrez reported staff researched and the two previous recusals are fine to remain.

Acting Public Works Director Guerrero offered to go through the presentation one more time, which includes a brief history of the building, direction from the City Council and twelve different options with rough cost estimates for each. He stated the goal is for this body to recommend an option for staff to bring to City Council for final decision. He reported there were questions at the last two meetings regarding the proposed Water Resources Corporate Yard project, the Director of Water Resources, Darron Poulsen, is present and has prepared a small presentation.

Acting Development Services Director Anita Gutierrez added the representative from BBK, who is a CEQA/Historic Preservation expert, is on-call and available to the Commissioner via phone, as requested.

Chair Martin asked her fellow Commissioners if they would like to see the presentation by Acting Public Works Director Guerrero.

Commissioner Tomkins stated she feels it would be helpful for the members of the public that might not have seen it previously.

Acting Development Services Director Anita Gutierrez clarified if the three speaker cards indicating Item 1, were for discussion items #1 or public hearing item #1; all were for the public hearing.

Acting Public Works Director Guerrero gave a brief presentation on the City Stables.

- He noted the building continues to deteriorate even with the braces.
- The Parks and Recreation Commission has advised to have the building removed and use remaining funds on other historic sites in the City
- The Budget is \$949,000 project budget; staff anticipates \$100,000 in costs for required environmental review and \$30,000 for bracing.
- He reported the City has been paying \$21,000 a month for the rental of the bracing which is reimbursable from the insurance provide, but staff has decided to buy the bracing for \$30,000.
- Minus the \$130,000, the budget for the project totals \$819,000 to work with.
- The 12 options range is from \$5.1 million for preservation and reconstruction in place, without improvements to the interior of the building (these costs are additional and unknown) to \$395,000 for Option #4 a standard demolition including the preservation of the internal contents, inventory of items and relocation to allow for storage at an offsite location.
- He displayed some additional pictures soon after the first collapse of the building, a close up of the copula, and an image from White Avenue of the east end of the building, which has seen the most damage.
- He pointed out the location of the stables and the existing water resources building and where the new water resources project will be. He noted the City Stable building is quite a distance away from the proposed site of the new building.

- He reported the stables building it about a 9,000 square foot space and the Water Resources are currently designing an 18,000 square foot office building.
- He stated staff is asking for the Commission's recommendation and input to bring to City Council for a final resolution.

Chair Martin thanked Acting Public Works Director Guerrero; she invited Water Resources Director Darron Poulsen to come forward.

Water Resources Director Paulsen gave a brief presentation:

- He shared the new building has been on the books for 10-15 years and something they have needed for a very long time.
- He reported the Water Department met with this Commission, the Planning Commission and ultimately City Council over the last two years.
- He detailed the fact that the Stables are about 9,000 square feet, and they have commissioned an architect who did a special analysis of staff and the Water Resources Department today who determined there was a need for about 18,000 square feet to keep our staff and our operations.
- He showed a picture of the current building and pointed out it looks very similar to the stables because it's an unreinforced brick building. He noted the building has a large crack.
- He reported Historic Preservation Commissioners visited the site, as well as, they had a CEQA analysis done on these buildings. He noted there has been significant changes to the building over time, so it didn't meet the criteria point for a historical building.
- He pointed out the water warehouse, where Pomona keeps water and sewer materials. He noted the entire yard is a cleanup site.
- He shared it is a cleanup site because the gas company and Edison almost 100 years ago had a facility producing natural gas and lamp black was created during that process. He stated the Gas Company and Edison have submitted a voluntary agreement to clean up the whole site.
- He reported they have vacated specific areas as part of that agreement and areas have been dug down as deep as 15 feet to remove this lamp black material.
- He spoke about being adjacent to where they work and that the side of the yard by the Stables is filled with trash trucks, leaving no place for staff to park close to the facility. He stated the Stable location isn't adjacent enough to materials and our operations, as well as, there is a need to build a building twice that size.
- He pointed out the palette of materials (brick and the corrugated sheeting) from the existing warehouse being reused by the architect and design build contractor in the new building.
- He noted they are trying to stay true to the historic nature of the Water Resources Department. He shared the training room can hold up to 120 employees, the water resources sign in being reused, the brick façade will be put back in place, corrugated materials will be utilized along the new building and the water warehouse will have the same gazebo look as the past buildings.
- He stated it would be a stretch to make the Stables work because they have already spent a lot of time and effort and are extremely ready to get started.

Chair Martin replied she appreciates that the design includes a lot of the brick and metal, it's beautiful.

Commissioner Kercheval asked what is going to happen to the materials other than the corrugated steel, like the girders and all the structure materials.

Water Resources Director Poulsen replied staff doesn't see the need to put it in the new structure.

Commissioner Kercheval stated he is thinking about using it in a different place and so wondering if there are any plans for it.

Water Resources Director Paulsen replied they have not yet determined plans for it. He noted his previous thoughts were to do something jointly with those materials.

Commissioner Gallivan asked if the 9,000 square feet is two floors.

Water Resources Director Paulsen replied that is correct, the lower floor plan is just under 4,500 square feet, so he just doubled it.

Commissioner Gallivan asked if the value of the bricks has been considered.

Acting Public Works Director Guerrero replied it has not. He shared that he has posed the question to the consultant but has not received an answer back, therefore he doesn't have the exact value of a singular brick.

Commissioner Tomkins asked about the final price of the Water Resources building.

Water Resources Director Paulsen replied to do all the buildings (administrative, locker room, training, lunch room, new warehouse, some miscellaneous structures) the total will be over \$20 million. He noted the City had to move large warehouse structures, where each individual program had storage and it's all getting repaved as well.

Chair Martin commented the price doubled.

Water Resources Director Paulsen replied the original estimate of \$15 million was 10-15 years old. He noted the project is fully funded by water reserves.

Commissioner Tomkins stated in a previous presentation for the City Council for the Water Rate increase changes there was a line item for this project with \$9 million.

Water Resources Director Paulsen replied there is \$9 million on top of the existing dollars. He stated the original budgeted line item was \$15 million, some of that money has been spent, so what was built into the rate structure was an additional \$9 million to get over \$20 million for this project.

Commissioner Tomkins confirmed only \$9 million dollars of the project will be paid for with the rate increase over the next two years.

Water Resources Director Paulsen replied it's not so much as being paid for from the rate increase. He stated the Water Resources Department had significant reserves and that \$9 million dollars brings the reserve level down quicker, so the rates are paying for that.

Commissioner Tomkins asked if the four buildings, circled in yellow, were the ones taken out.

Water Resources Director Paulsen replied that is correct; 1 - The administrative building, 2 - locker rooms, 3 - Training room, 4 - Warehouse, as well as, buildings 5 and 6 are miscellaneous buildings split up into Sewer Department, Treatment Department, Distribution Department, and the Program/welding shop.

Commissioner Tomkins asked if there is a document that breaks down these buildings and their square footage posted somewhere on the City website.

Water Resources Director Paulsen replied they are waiting to bring forward the design-build contract. He stated when the Department awards the contract, staff will be coming back to the Commissions to confirm everybody agrees. He noted there is a brief breakdown of the proposed Administrative building with training room, and locker room in a ground floor plan. He stated the ground floor is operations and broken up into the Water Distribution and Sewer and the treatment and production teams. He noted there is also a place for reception to take public and then the upper floor is the administrative staff.

Commissioner Tomkins confirmed the 18,000 square feet required is all the buildings combined.

Water Resources Director Paulsen pointed to the buildings on his presentation and stated the 18,000 square feet is not inclusive of the warehouse.

Commissioner Tomkins asked how many square feet the warehouse is.

Water Resources Director Paulsen replied it's about 10,000-12,000 square feet. He noted the interior will be substantially higher, with taller roofline to handle larger shelves for some of the large valves and other pieces.

Commissioner Kercheval confirmed the plans are made, money is there, and the Water Department is ready to build and they would prefer to avoid any changes.

Water Resources Director Paulsen replied yes, that's what he is asking.

Chair Martin asked if they could pick a date for the Stables Ad-Hoc Committee to meet.

Commissioner Kercheval requested to hear public comment first.

**Chair Martin opened the public hearing.**

**Dan McIntire**, 357 E. Pasadena; commented the Water Resources building is long overdue, the money is there, and it looks like a nice development that the City needs. He shared in the 1990's Pomona Heritage had a work day at the Stables, where they cleaned out the upper story and found a treasure trove of old Civil Defense hats, uniforms, and provisions that needed to be thrown away. He noted although the building was condemned in 1970 they were allowed in. He reported there weren't any obvious structural issues at the time, although unreinforced masonry is always an issue. He shared a great deal of work went into putting this building on the National Register in 2004. He stated in 2003, the building was already condemned, had a failing roof, and was a dilapidated structure per the Registration documents and nothing was done by the City to protect the roof from any further damage or water intake. He stated this building is a perfect example of "demolition by neglect". He spoke about strengthening the ordinances so the City and private citizens know they cannot neglect a building and wait for it to demolish itself. He commented it's a tragedy that a Nationally Registered building could get to this state. He noted the historic community tried various times and could never get any funding to protect the building.

**Chair Martin closed public comment.**

Chair Martin suggested the Sub-Committee connect with the Historical Society of Pomona Valley and Pomona Heritage to discuss the views of their boards regarding the demolition and/or preservation of the Stables. Acting Development Services Director Anita Gutierrez pointed out establishing the Ad-Hoc Committee was a separate agenda item and they haven't named the members of the Ad-Hoc Committee yet.

Chair Martin stated she thought they voted on it last month for Commissioners Tamara Gonzalez, Alice Gomez and James Kercheval; however, they can do it again.

Commissioner Tomkins stated she thought the conversation last time was that we need to agendaize it.

Acting Development Services Director Anita Gutierrez replied that is correct, which is why it's an agenda item.

Commissioner Tomkins reported she went back and watched the video from the City Council meeting, for the instructions from City Council to the Historic Preservation Commission. She stated it was a very short session of the March meeting and it sounded like they asked the Historic Preservation Commission to come with some options for them to consider quickly, they didn't want an analysis of all the costs. She stated she assumed they wanted them ranked for what's historically best.

Acting Development Services Director Anita Gutierrez replied if the Commission believes that was the intent and the direction of the City Council, the Ad-Hoc Committee can certainly come up with their own set of recommendations, aside from what is being recommended by Public Works and prioritize those as you see fit. She stated staff would present that as the Historic Preservation Commission's recommendation along with what Public Works has addressed and say these are the options for the City Council to consider. She added or the Commission can pick one of the options already prepared by Public Works.

Commissioner Tomkins confirmed City Council did not provide any more direction since that meeting one year ago.



Acting Development Services Director Anita Gutierrez replied not that she is aware of.

Acting Public Works Director Guerrero commented he is not aware of any additional directions and his understanding was City Council asked the Commissions to give a recommendation. He stated they went one step further by paying for a consultant to review each of the options and provide a rough cost estimate. He stated if a new set of options is created, there probably isn't enough in the budget to get rough cost estimates for those. He noted staff thought cost estimate information would help the Commissions make a more informed decision.

Chair Martin asked the Commission if they still want to have an Ad-Hoc Sub-Committee.

Commissioner Gomez confirmed Chair Martin wishes for the Ad-Hoc Committee to be composed of three Historic Preservation Commissioners, the Historical Society of Pomona Valley Board and Pomona Heritage.

Chair Martin replied yes, however, it could be that each organization has an emergency meeting and submits a letter to the Commission with a recommendation. She noted there is a huge group out there that advocates for Pomona's history. She requested this all occur by the next meeting, April 3, 2019, so that the Ad-Hoc Committee can present to the Historic Preservation Commission, so a recommendation can be sent to City Council.

Commissioner Gomez replied that she can work with that because what you are asking for is both Historical Society and the Historical Preservation to get with their board and bring that forward feedback for the Ad-Hoc to review.

Commissioner Gallivan asked if an Ad-Hoc Committee can have members from the outside.

Chair Martin and Acting Development Services Director Anita Gutierrez replied they believe so.

Acting Development Services Director Anita Gutierrez clarified if Chair Martin wants the historical groups to participate in the sub-committee or just send a letter.

Chair Martin commented having them attend could get complicated; however, they are welcome to attend the Ad-Hoc Meeting.

Commissioner Gallivan stated he specifically wanted to include Mickey Gallivan because she was one of the persons who worked on getting the building onto the National Registry. He shared she indicated she would be interested in sharing her knowledge of that experience.

Chair Martin replied Mickey Gallivan is invited and a Board Member of the Historical Society of Pomona Valley.

Acting Development Services Director Anita Gutierrez replied if the Commission is ready to make a motion on the Ad-Hoc Committee, there needs to be a motion first to move agenda item G-4 up and then a motion to could be made to establish the Ad-Hoc Committee and name its members.

**Motion by Chair Martin, seconded by Commissioner Gallivan, carried by a unanimous vote of the members present (7-0-0-0), to continue this item to April 3, 2019, pending the outcome of the report from the Ad-Hoc Committee.**

## **2. Mural Permit (Mural Permit No. 11316-2019).**

Acting Development Services Director Anita Gutierrez reported this project is before the Historic Preservation Commission tonight for discussion and a permit because of its location.

Alina Barron, Assistant Planner, provided a presentation on the item.

Commissioner Gallivan reported City Hall is in the process of being historically designated. He asked how long the art project will be displayed.

Assistant Planner Barron replied for a minimum of five years.

Commissioner Gallivan replied people come to this town to appreciate the wonderful architecture and to him this project distracts from that. He commented he feels it's a total lack of respect for this beautiful site.

Assistant Planner Barron clarified the mural is going to go on a planter wall in front of City Hall, not on the structure itself.

Commissioner Gallivan confirmed the location. He stated when the planters on the south side were changed, people came undone and spoke up about destroying the original look, because it showed there was no respect for the original architect. He stated to see something added on the other side is a total injustice to the architectural work that has been done.

Chair Martin stated the architect was Welton Becket and he did the building, the plaza and the library.

Commissioner Gallivan stated the Commission has been working to save the original look, making sure the planters are not messed up, which is very minor compared to something as strangely bold as this project. He suggested the mural be placed some other place in the City.

Commissioner Gonzalez asked if he knows exactly where this is.

Commissioner Gallivan replied on the north side of the City wall.

Commissioner Gonzalez stated it's almost subterranean, because the walkways approaching from the east and west go down its not seen from street level.

Assistant Planner Barron provided a picture of the location.

Acting Development Services Director Anita Gutierrez reported they have better pictures in the PowerPoint, presentation and requested a few minutes break to get this displayed.

The Commission returned to the dais 7:59 p.m.

Commissioner Kercheval asked staff what they thought the architect had in mind with the benches; a sitting area to look up at the building itself or just a break area for City employees.

Assistant Planner Barron replied from her experience the building is overwhelming while sitting on those benches, so she doesn't feel that was the intention.

Commissioner Kercheval asked if there were any water works fountains in the past.

Assistant Planner Barron replied from the aerials the planter was original to the structure.

Acting Development Services Director Anita Gutierrez added staff are not aware of any fountains, although that might be a nice feature.

Commissioner Kercheval suggested walking to the location. He asked about the doors in the area.

Acting Development Services Director Anita Gutierrez replied they are emergency exit doors, which staff has access to exit and enter through one of them. She stated the area is a heavy traffic area for staff and for members of the courthouse travelling through, because the Mission Promenade is right across the street and that walkway connects directly to the crosswalk at Garey and Mission.

Commissioner Kercheval confirmed its City staff activity.

Acting Development Services Director Anita Gutierrez replied City staff, Courthouse personnel and members of the public.

Commissioner Kercheval confirmed members of the public will park their car and walk past that area.

Acting Development Services Director Anita Gutierrez replied members of the public visiting the courthouse or City Hall.

Assistant Planner Barron replied that east parking lot is free.

Commissioner Gomez commented she is hesitant to approve this. She agreed with Commissioner Gallivan about it being a historical setting and not wanting additional artwork at this time. She stated there is a place for it, but it's not in this location.

Commissioner Gonzalez asked Commissioner Gomez what she doesn't like in terms of the aesthetics of the artwork.

Commissioner Gomez replied this project doesn't align with what is going on in this area of Pomona. She stated there is no longer homeless and she can see that there is a need to revitalize the look, but she doesn't see this project here. He stated she doesn't want to criticize the artwork or a Girl Scout.

Commissioner Gonzalez asked if Commissioner Gomez would be amenable if it was on the back wall behind the benches or somewhere else in the District.

Commissioner Gomez replied she doesn't see City Hall as a good place.

Commissioner Williams commented she was excited to hear that there are people in the community who are interested in taking responsibility and ownership in the City and excited to hear that a Girl Scout created this project. She stated the Commission needs to find balance in welcoming these forays into the community, with the desire to protect the historic value of these sites. She asked if having a mural at this site would detract from the historic value. She noted her understanding is that painting is allowed, even in historic districts, because it comes off. She asked if it is worth turning away somebody who is trying to make an investment in their community and do what they think will help.

Commissioner Kercheval stated he is ambivalent and could be talked into approving. He acknowledged the artist and stated it's hard to argue against children and civil right activists. He asked if the mural would threaten the designation of the whole civic center. He spoke about there being a sense of modernism in this Civic Center plaza that is clean, simple, which doesn't mean it doesn't have artwork in it. He asked about possible alternatives and suggested an installation nearby.

Chair Martin replied they do have installations nearby.

Commissioner Kercheval commented it would get more public exposure being front and center and it does look like modern artwork and it might fit better as an installation.

Commissioner Gonzalez replied she understands Commissioner Kercheval's point and she thinks as a City we want to do what we can to pull people into our Civic Center plaza and support a Girl Scout Troop. She stated she can appreciate Commissioner Gallivan's and Commissioner Gomez's point of view on the location, but she also feels that at some point the City must give a little, to get a little and so maybe they do an art installation. She spoke about being able to take her kids to a place she normally wouldn't go, because the mural creates a destination, it activates the area. She stated she doesn't know if putting it on the wall behind the bench is less offensive to the building itself and the significance of the Civic Center Plaza, but the intent is to create a space to go and not just for the City employees, but for people in the community. She commented she doesn't think they need to shoot down the artwork, but they may need to rethink a location. She stated it's a great opportunity to showcase a little girl, Girl Scout group and an artist.

Commissioner Tomkins stated she agrees with everything that's been said. She shared she had the same reaction that it doesn't quite fit with the Civic Center Building, but the Civic Center is for everyone. She stated

the location and the short-term nature doesn't bother her, however, if it were permanent, she would be more hesitant.

Chair Martin replied it is permanent, it can last longer than five years.

Acting Development Services Director Anita Gutierrez clarified the requirement is that its maintained for five years and so technically it could remain longer. She stated the Commission could make a requirement to remove it.

Commissioner Tomkins replied to her the fact that it's not permanent is significant.

Acting Development Services Director Anita Gutierrez commented on the process. She stated the item has gone through the Cultural Arts Commission and the Cultural Arts Citizens Advisory Committee and is here tonight as a discussion item, not a major Certificate of Appropriateness because the building is not yet a designated landmark. She stated there is not a specific permit that's required for the Commission to review. She shared in her short time with Pomona she has heard that things have happened without coming to the Historic Commission for input and advice and so that was her intent by placing this on the agenda. She reported staff will be taking this item to the Parks Commission next, since the Civic Center Plaza is classified as a Park, per the zoning code. She stated the ultimate decision will rest with City Council, to give the authority to use City property for this proposed mural. She suggested including a time limit with the recommendation for City Council to consider should the Commission approve this item.

Commissioner Kercheval spoke about young people really enjoying Instagram moments with selfies in front of a mural, like this. He shared he has seen people posing in front of the angel wings in downtown Los Angeles. He suggested going big with an installation wall that's high enough for people to see from the street.

Chair Martin replied Commissioner Kercheval was reading her mind about an individual installation.

Commissioner Gallivan asked what the Cultural Arts had to say about this.

Acting Development Services Director Anita Gutierrez replied the Cultural Arts Commission and Cultural Arts Commission Advisory Committee both loved the project and approved it unanimously.

Commissioner Gallivan commented the Cultural Arts Commission thought the planters were painted the wrong color, because they did not match Becketts original color.

Chair Martin replied she agrees about the planter paint color, its bright white, when it should have been natural cement. She shared that as a former Cultural Arts Commissioner for nine years and an artist, she has experienced a lot of mural projects and every year, through the Pomona Unified School District water color contest and the Cultural Arts Commission would enlarge approximately 7-10 murals on four-foot by eight-foot plywood throughout all the parks. She stated she doesn't want to eliminate this idea, it's beautiful and full of passion and community. She agreed with Commissioner Kercheval that its hiding and suggested working with the dA to turn it into a few panels of four-feet by eight-foot plywood, and then to do installation throughout the Civic Center but more on the grass areas. She invited Margaret Aichele to speak.

**Margaret Aichele**, stated this project is about engagement. She spoke about having a community who is hungry to learn, wants to be proactive, and wants to be included. She shared the journey of this mural – it started at a park and was a Girl Scouts' vision to enhance a dilapidated building/wall for her Gold Award Project. She stated thanks to the supports of different members of the community they had 100 people from Hamilton Park, Tony Cerda Park, and Washington Park visit the dA on various days to paint, contributing to something that belonged in the community. She stated the mural could start at the dA, for a specified time period to gain momentum, but they would love for the wall flower project to start in the heart of Pomona, a location where the employees are so dedicated to the community. She spoke about getting people excited about enhancing the community and transforming it through the arts. She commented the wall flower project could become something that ends up in each district, each park. She mentioned enlisting Albus Cisneros, who studied with Millard Sheets, for the next project and starting something that would be a takeover and an invitation to the community.

Chair Martin suggested changing the blue background to a white background so it's more subtle.

Margaret replied they are 100% fluid and happy to accommodate changes.

Acting Development Services Director Anita Gutierrez replied that the Arts Commission did recommend they explore a gradient of blue, so they semi-addressed the background.

Chair Martin reiterated that the Historic Commissioners are concerned about painting on the wall.

Margaret replied this is a very temporary application.

Chair Martin replied she doesn't want to see this beautiful design painted over, fast because people don't like it. She commented the blue background is overtaking.

Margaret replied input is healthy, but as an individual who is in the community trying to navigate the system, she stated the timeline can get lost in the process. She replied she is happy to listen to the recommendations and spoke about this project starting as a seed at the heart of the City or with one wall flower project in each park in the district to support everybody efforts. She stated when people come downtown to see the mural they will also learn about Welton and the building. She noted art can be used as a very engaging element. She stated she respects the architecture and the history of the building.

Commissioner Kercheval asked Margaret if the project location on the wall an important part of the piece and if they did a wall installation if it wouldn't feel the same.

Margaret replied the proposed wall was just the most viable option. She shared the original location fell through and when some great people heard about the project, they started vetting out different options and this wall had the most potential. She stated the dA is involved because it is a not for profit vehicle that has all the required insurance, paint to donate and the expertise to make sure its not unlimited can control going on.

Commissioner Gonzalez asked if a canvas, the size of the wall, could be used to address the concerns over the integrity of the building. She stated then they could still use this location as a destination, activating engagement but not physical attaching the mural to the building.

Margaret replied that could work, as well as, it opens a myriad of opportunities to switch it out.

Commissioner Gomez asked Margaret about the challenges and that being turned down at another site.

Margaret replied they were offered a wall across from a park when they went to discuss the approval, the business owner invited her group in and they found out that the business being conducted wasn't in line with the Girl Scouts vision and so the decision was made that it was best to seek another wall.

Commissioner Gallivan spoke in opposition to doing anything to the building. He commented the building is a work of art itself and a person wouldn't paint flowers on a Michelangelo.

Margaret replied it is and its also a great portal of entry to connect with the community in the heart of Pomona. She thinks it would be amazing if all the residents came to see a flower and at the same time learned about the masterpiece they have in their city. She noted this would elevate their respect and appreciation for something they might not otherwise have had a reason to come to.

**Chair Martin opened the public hearing.**

Ion Puschila, stated the dA is an honorable institution that has done so much for the City and that continues to want to do more, yet finds itself blocked at every junction. He shared that the Parks and Recreation Commission has done away with that as much as possible. He shared he spoke to somebody at a local establishment who was considering a move to Pomona and discussed this agenda item about the two-car and three-car garage. He stated this person was discouraged by the Commissions decision because somebody spent a lot of money on getting the project done/redone to present the three-car garage. He spoke about there being a marketing element in the decisions made and word spreading as to what one can or can't do with their

properties. He commented the dA should be given more freedom and the Commission should be more open minded, encouraging people to develop their properties in a manner that is congruent to the City's values, so people are encouraged to come to Pomona.

Acting Development Services Director Anita Gutierrez stated a change on the background color would require this item to return to the Cultural Arts Commission, however, at this time staff will be going forward to City Council.

Commissioner Gallivan asked about the possibility of having it as a separate wooden piece in front, instead of on the building itself as a recommendation.

Chair Martin replied she learned through this process that it is all about the visual of the walkway in this area and cleaning up that wall and so her motion is to change the background to white, but not change the location.

Commissioner Kercheval stated he is voting against approval because he would to see the mural bigger and as its own art installation.

**Motion by Chair Martin, seconded by Commissioner Gonzalez, carried by a majority vote of the members presents (4-3-0-0), to recommend approval of Mural Permit (Mural Permit No. 11316-2019) to City Council, with a condition that the color of the background be a more subtle (off-white color), more consistent with the color of the building.**

**Aye: Commissioner Tomkins, Chair Martin, Commissioner Gonzalez, Commissioner Williams**  
**Nay: Commissioner Gomez, Commissioner Gallivan and Commissioner Kercheval**

### **3. Report from Tree Sub-Committee.**

**Chair Martin requested to continue this item to the next meeting, April 3, 2019.**

Commissioner Kercheval submitted an article about palm trees to the tree Sub-Committee.

### **4. Establish Ad-Hoc Committee for City Stables.**

Commissioner Kercheval requested staff initiate/coordinate the meeting.

Acting Development Services Director Anita Gutierrez replied staff can send out an email asking for Committee members availability.

Commissioner Gonzalez replied they could organize their own meeting.

Commissioner Gallivan stated he would like to know the value of the bricks and include Mickey Gallivan in the meeting.

Acting Development Services Director Anita Gutierrez clarified if Mickey Gallivan was to be a member of the Ad-Hoc Committee.

Chair Martin replied that Mickey Gallivan is a member of the public and is free to attend.

Acting Development Services Director Anita Gutierrez confirmed a member of the public can be on the Ad-Hoc Committee.

Chair Martin amended her original motion to include Mickey Gallivan as a member of the Ad-Hoc Committee.

**Motion by Chair Martin, seconded by Commissioner Gonzalez carried by a unanimous vote of the members present (7-0-0-0), to elect James Kercheval, Jim Gallivan, Tamara Gonzalez and Mickey Gallivan to the Ad-Hoc Committee for the City Stables.**

ITEM H:  
HISTORIC PRESERVATION COMMISSION COMMUNICATION:

Commissioner Gallivan spoke about trees being too high at 659 Towne. He asked whether the Historic Commission might have any involvement in issue.

Chair Martin requested Commissioner Gallivan email Acting Development Services Director Anita Gutierrez about this issue.

Acting Development Services Director Anita Gutierrez replied they have discussed this item already.

Commissioner Gallivan replied he wanted to hear feedback from his fellow Commissioners on the subject.

Chair Martin requested Commissioner Gallivan hold this item for the next meeting because its 11:10 p.m.

Commissioner Gallivan replied that's fine as long the City is not fining the owner \$500 a day.

Acting Development Services Director Anita Gutierrez replied they City will not be fining the owner \$500 a day, as well as, she doesn't believe this specific case can be discussed here because there are separate code violation issues that can't be held up by this Commission. She stated the Commission could have a larger discussion about shrub height and variances related to the historic district.

Commissioner Gallivan asked if a cypress is shrub or a tree.

Commissioner Kercheval requested to see consistency in the PowerPoint presentation. He stated each presentation has its own personality. He noted Planner Ata Khan's presentations have a great look and organization that all the Planners could copy. He stated consistent presentations would make it a quicker process.

Commissioner Gonzalez agreed. She added Commissioner Kercheval's presentation included additional imagery that was not provided in the staff report and she would like to have everything in advance so that she has a full breadth of knowledge when she is reviewing an item.

Chair Martin stated Commissioner Kercheval presentation was exactly what the Commission would like to see all the time.

Commissioner Kercheval stated he was behind the scenes advising on the PowerPoint. He noted the more staff can share the better and with a consistency of format the Commissioners will know where to look for specific items.

Acting Development Services Director Anita Gutierrez thanked the Commissioners for their comments.

Commissioner Williams asked how to go about getting more street and highway signs to advertise the historical sites in the City.

Acting Development Services Director Anita Gutierrez replied this is good timing because staff is working on a minor amendment to the sign section of the code to allow for wayfinding signage. She stated the current code doesn't allow it. She stated once it is allowed through that amendment, staff will identify funding and locations. She stated she will work on getting more information and work with the Commission to move this item forward.

Chair Martin replied staff will need to work with Cal Trans for freeways.

Acting Development Services Director Anita Gutierrez clarified Commissioner Williams was interested in freeway signage and street signage.

Commissioner Williams replied yes, both.

Commissioner Gallivan reported they used to have a sign on the freeway for the Palomares Adobe but when they put up the sound wall, the sign did not get put back up.

Chair Martin replied Joe Celis is the contact at Cal Trans and she will forward his contact information.

Commissioner Gallivan requested to know the value of the bricks before the Stables Ad-Hoc Committee meets.

Acting Development Services Director Anita Gutierrez replied they are working on getting that information but haven't gotten an answer yet. She will forward it to the Commission and Ad-Hoc Committee as soon as she has it.

Chair Martin asked who will be attending the conference next week. She confirmed all Commissioners except for Alice Gomez.

Acting Development Services Director Anita Gutierrez reported she also has two staff members attending, Alina Barron and Alex Jimenez.

Chair Martin invited everyone attending to take the train with her to the conference. She suggested meeting at 5:45 a.m. at the North Train Station.

Commissioner Gallivan asked what the train departure time was. Chair Martin replied 6:00 a.m.

Chair Martin suggested pairing up to not all sit together because they will have more than a quorum.

Acting Development Services Director Anita Gutierrez replied it's within the limits of the Brown Act to be travelling and attending a conference together. She stated there is only a problem if agenda items, past or present, are discussed.

Discussion ensued about meet up times, purchasing tickets, and limited parking.

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ITEM I:  
PLANNING MANAGER COMMUNICATION:

Acting Development Services Director Anita Gutierrez reported that the City Council approved the historic landmark designation of 798 E. San Antonio at their last meeting. She shared the Pomona Fairplex is proceeding with plans for a Specific Plan and are working with the Urban Land Institute (ULI) to do a National level study. She stated ULI will interview stakeholders, staff, and community members and all input will be reviewed by a team of national experts who will provide an analysis and produce a plan. She stated they will need a representative from the Historic Commission. She reported this would be happening in May and take an hour or two of an individual's time. She stated if someone is interested please let her know and they will discuss and decide at the April 3, 2019 meeting.

Commissioner Kercheval confirmed Acting Development Services Director Gutierrez will only be selecting one.

Acting Development Services Director Anita Gutierrez replied, the Commissioner will select who they want to send as their representative.

1. Minor Certificates of Appropriateness for February 2019.

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ADJOURNMENT:

Chair Martin adjourned the meeting at 11:28 p.m. to the next regularly scheduled meeting of the Historic Preservation Commission on April 3, 2019 at 7:00 p.m. in the City Council Chambers.

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Anita Gutierrez, AICP  
Acting Development Services Director