

**RESOLUTION 2020-20**

**RESOLUTION NO. 2020-20 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, DENYING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 12883-2019) TO ALLOW FOR THE DEMOLITION OF A PRE-1945 SINGLE-FAMILY DWELLING, DETACHED GARAGE, AND POULTRY HOUSE ON A PROPERTY LOCATED AT 877 W. GRAND AVENUE (APN: 8342-029-011, 8342-029-012).**

**WHEREAS**, the applicant, Gilbert Jow, has submitted an application for Certificate of Appropriateness (MAJCOA 12883-2019) to allow for the demolition of one single-family dwelling, an accessory structure (“garage”), and poultry house located at 877 W. Grand Avenue (APNs: 8342-029-011, 8342-029-012);

**WHEREAS**, the City of Pomona’s Building and Safety records indicate that the poultry house was constructed in 1927 and the single-family dwelling and garage was constructed in 1937;

**WHEREAS**, the City of Pomona’s Historic Resources Inventory, prepared in 1993 by Diane Marsh, identifies the single-family dwelling located on the subject property as non-contributing in its survey of Grand Avenue;

**WHEREAS**, the City of Pomona’s Building and Safety Records, Historic Preservation Commission archives, and external historical research on the private poultry industry and Pomona Valley industries, collectively indicate that the poultry house operated between 1927 and 1937 during a time of historical significance in the local and national private poultry industry, and is one of the few remaining examples in the City of Pomona reflecting this specific period;

**WHEREAS**, the Historic Preservation Commission must make findings as described in Section .5809-13.F.8 of the Pomona Zoning Ordinance (PZO) to approve Major Certificate of Appropriateness (MAJCOA 12883-2019) for the demolition of any structure constructed before 1945;

**WHEREAS**, in accordance with Section .5809-13.F.8b, all property owners directly adjacent to the site were notified of the application on November 4, 2019, no less than thirty days before consideration by the Historic Preservation Commission;

**WHEREAS**, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public hearing on December 4, 2019 concerning the requested Major Certificate of Appropriateness (MAJCOA 12883-2019) and carefully considered all pertinent testimony and motioned to continue the public hearing of the item to the earliest meeting of the hearing body on January 15, 2020;

**WHEREAS**, the Historic Preservation Commission of the City of Pomona, continued the public hearing on January 15, 2020 concerning the requested Major Certificate of Appropriateness (MAJCOA 12883-2019) and carefully considered all pertinent testimony and the staff report offered

in the case presented at the public hearing and denied Major Certificate of Appropriateness (MAJCOA 12883-2019), on a 5-1-0-0 vote; and

**WHEREAS**, the City Council of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on February 24, 2020, concerning the appeal of denied Major Certificate of Appropriateness (MAJCOA 12883-2019);

**NOW THEREFORE, BE IT HEREBY RESOLVED** by the City Council of the City of Pomona as follows:

**SECTION 1.** The City Council hereby determines that, pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed project meets the criteria for Article 5, Section 15061 Categorical Exemption in that the project is denied or disapproved by the public agency.

**SECTION 2.** Section .5809-13.F.6 of the Zoning Ordinance requires the City Council to make findings to deny a Major Certificate of Appropriateness. The City Council hereby makes the following findings:

- a. *The proposed change will not adversely affect any significant historical, cultural, architectural, or aesthetic features of the concerned property or the historic district in which it is located.*

The City of Pomona Historic Resources Survey identifies the single-family dwelling as noncontributing. The Survey did not identify the single-family dwelling in its survey of structures along Grand Avenue as eligible for local landmark status, eligible for listing in the California Register of Historic Resources, or eligible for listing in the National Register of Historic Places. However, the Historic Preservation Commission found that all structures possess special characteristics that distinguished them from other structures of the period located in the City. The structures also exemplified special elements of the City's history.

- b. *The structure is not identified with person or events significant in local, state, or national history.*

Dwelling and Garage: Though the original owner of the structure can be identified, the subject dwelling and garage are not identified with persons or events significant in local, state, or national history.

Poultry House: The subject poultry house functioned as a primary structure between 1927 and 1937, which coincided with a historically significant period in private poultry production both nationally and locally in the Pomona Valley.

- c. *The structure does not embody distinctive characteristics of a style, type, period or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship.*

The Pomona Historic Resources Inventory Survey conducted by Diane Marsh in 1993 identified the subject dwelling as non-contributing with a minimal traditional architectural style. Though the single-family dwelling is identified in the Survey as noncontributing, the Historic Preservation Commission found all structures on the subject site to possess architectural character. The Commission found that there are distinctive methods of construction used on the structures and craftsmanship used in the construction.

- d. *The structure does not contribute to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties that contribute to each other and are unified aesthetically by plan or physical development.*

The subject structures do not contribute to a historic streetscape. The architectural character of the neighborhood has changed over the past few decades. The neighborhood has evolved with ongoing improvement projects that have altered the overall historical context of the structures and historical streetscape. Therefore, the area surrounding the property does not possess a unifying character and does not have a concentration of related historic or scenic properties.

- e. *The structure is not the work of a notable builder, designer, landscape designer, or architect.*

The subject structures were built in between 1927 and 1937 and the contractor or builder could not be identified.

- f. *The structure does not embody elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.*

The Historic Preservation Commission found that all three structures do retain a significant architectural character, and do possess distinguishing details, structural and architectural innovations.

- g. *The structure does not have a unique location or singular physical characteristics nor is it a view or vista representing an established and familiar visual feature of a neighborhood, community, or the City of Pomona.*

The structures are located on Grand Avenue which is an urbanized area of the City. The area is developed with single-family residences and multiple-family residential uses surrounding the property. The urban development throughout the last few decades, the setting, feel, and character of the neighborhood has irreversibly changed. Therefore, the property does not have a unique established and familiar location or view.

- h. *The structure is not similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.*

The subject structures have not been found to be similar to distinctive properties, sites, or areas in the City, based on an historic, cultural, or architectural motif. The subject dwelling has been identified in the 1993 Pomona Historic Resources Inventory Survey as non-contributing.

- i. *It does not reflect significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive example of park or community planning.*

The subject structures do not reflect significant geographic patterns of settlement and growth. It is located in a neighborhood comprised of single-family dwellings and multiple-family dwellings of different eras. The site does not involve any structures associated with transportation, park, or community planning.

- j. *It is one of the few remaining examples of the City of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historical type of specimen.*

*Dwelling and Garage:* Though the subject dwelling is identified as non-contributing, the Historic Preservation Commission found that the dwelling and garage possess architectural style and characteristics that distinguishes it from others of its kind. In that it is one of the few remaining examples of its architectural type in the City.

*Poultry House:* The subject poultry house functioned as a primary structure between 1927 and 1937, which coincided with a historically significant period in private poultry production both nationally and locally in the Pomona Valley, prior to the industry's commercialization, technological advancement in production, and eventual decline in small business operators, and the City's establishment of poultry production as non-conforming in residential zones. As several poultry houses have been demolished in the City of Pomona over the last several years, it is one of the few remaining examples of a poultry house in the City of Pomona, specifically linked to this unique pre-World War II period of private poultry growth across Pomona Valley in the 1930's.

**SECTION 3.** Based upon the above findings, the City Council of the City of Pomona hereby denies the Major Certificate of Appropriateness (MAJCOA 12883-2019) to legalize the installation of nine (9) vinyl windows with shutters, new vinyl French doors, new exterior lighting fixtures, a new trellis and block railing, and a new block wall with the following conditions:

1. This approval shall lapse and become void if the privileges authorized are not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within (6) six months from the date of approval (August 9, 2019).
2. The current four-foot tall vinyl spaced picket fencing enclosing the front yard is to be removed.
3. The newly installed street-facing block wall is to be covered with stucco to match the exterior material of the home.

4. In the event that conditions imposed by the City Council are inconsistent with provisions of the California Code of Regulations, Title 24 (also known as the California Building Standards Code) or any uniform construction code applicable within this jurisdiction, such conditions of the City Council shall be waived in favor of such code.

**SECTION 4.** The City Clerk shall attest and certify to the passage and adoption of this Resolution, and it shall become effective immediately upon its approval.

**PASSED, APPROVED AND ADOPTED** this 24<sup>th</sup> day of February, 2020.

**CITY OF POMONA:**

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Tim Sandoval  
Mayor

**APPROVED AS TO FORM:**

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Sonia Carvalho, City Attorney

I, HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of Pomona at a regular meeting thereof held on February 24, 2020 by the following vote of the Council:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Rosalia A. Butler, MMC  
City Clerk