

**RESOLUTION NO. 2020-26**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, DENYING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 11397-2019) FOR THE DEMOLITION OF FOUR PRE-1945 SINGLE FAMILY RESIDENCES BUT ALLOWING THE RELOCATION OF EXISTING HOMES TO THE PROJECT SITE TO FACILITATE ADDITIONAL DENSITY/UNITS ON THE PROPERTY LOCATED AT 949-961 E. PHILLIPS BOULEVARD;**

**WHEREAS**, the applicant, Yongzhi Wan, submitted an application to request a Major Certificate of Appropriateness (MAJCOA 11397-2019) to allow for the demolition of four single family residences located at 949-961 E. Phillips Boulevard, Assessor's Parcel Number 8333-031-013;

**WHEREAS**, the Historic Preservation Commission held a hearing on April 3, 2019 to allow demolition for four residences at 961 E. Phillips Boulevard and found the four residences to have historical significance and requested staff to prepare findings to deny the applicant's request;

**WHEREAS**, subsequent to the April 3, 219 public hearing, the applicant submitted a third party historical review report to evaluate the historical significance of the four single-family residences;

**WHEREAS**, the Historic Preservation Commission held a second hearing on June 5, 2019 and staff requested additional findings from the Historic Preservation Commission to support the denial of Major Certificate of Appropriateness (MAJCOA 11397-2019);

**WHEREAS**, the third party historical review report submitted by the applicant could not be considered at June 5, 2019 hearing because the public hearing had been closed at the April 3, 2019 meeting;

**WHEREAS**, the Historic Preservation Commission indicated their interest in considering new information and moved to take the item off calendar to allow the item to be re-noticed for a new public hearing at a future date;

**WHEREAS**, the Historic Preservation Commission, after giving notice thereof as required by law, held a public hearing on January 15, 2020 concerning the requested Major Certificate of Appropriateness (MAJCOA 11397-2019) and carefully considered all pertinent testimony and the staff report offered in the case presented at the public hearing, denied the applicant's request to demolish the four subject residences on a 7-0-0-0 vote;

**WHEREAS**, the applicant submitted an application to appeal the decision of the Historic Preservation Commission to deny Major Certificate of Appropriateness (MAJCOA 11397-2019) to allow for the demolition of four single family residences located at 949-961 E. Phillips Boulevard, Assessor's Parcel Number 8333-031-013;

**WHEREAS**, in accordance with Section .5809-13.F.8.b, all property owners directly adjacent to the site and across were notified of the application on February 11, 2020, no less than ten days before consideration by the City Council;

**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 Major Certificate of Appropriateness (MAJCOA 11397-2019);

**NOW, THEREFORE, BE IT 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 California Environmental Quality Act (CEQA), no environmental determination is required for projects that will be rejected or disapproved by a public agency. However, should the proposed project be approved for demolition by the City Council, the project meets the criteria for a Categorical Exemption under Article 19 Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines in that the project involves the demolition and removal of duplex or similar multifamily residential structure.

**SECTION 2.** Section .5809-13.F.8(c) of the PZO requires the Historic Preservation Commission to determine whether all onsite structures meet one or more of the criteria for designation as a local historic landmark before approving a Major Certificate of Appropriateness for demolition of pre-1945 structures. The City Council hereby approves the following findings made by the Historic Preservation Commission:

949 E. Phillips Blvd (Structure A)

- a. The structure exemplifies or reflects special elements of the city of Pomona’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;*

The Commission commented that the porch, sidings, eaves underneath the roof and windows are original and stated that much of the interior of the home such as the flooring and moldings have been kept intact. Commissioners also emphasized that the structure could be contributing once the front porch was modified and that the original condition of the home reflects special elements of the city of Pomona’s aesthetic and architectural history. Based on the above, the Commission finds that the home meets this criteria.

- b. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*

The Commission believed the home to be distinct in that the front fascia boards angled out, adding an “Asian flare” to the home. The original windows and the window to the attic also added a distinct characteristic to the style of Craftsman home. Though “not wholeheartedly craftsman,” The Commission also believed that the home was a transition from Victorian to Craftsman and noted that the home is 109 years old. Based on the above, the Commission finds that the home meets this criteria.

- c. The structure embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*

The Commission noted several times that the original state of the exterior and interior of the home is historically significant and holds enough craftsmanship of Craftsman Bungalow homes. Based on the above, the Commission finds that the home meets this criteria.

- d. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of an neighborhood, community, or the city of Pomona;*

The Commission stated, based on the designation criteria, that the four buildings located on this lot make this parcel unique in that area and further noted that the four homes on this lot makes it its own historic district. Based on the above, the Commission finds that the home meets this criteria.

- e. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning*

The Commission thought that the movement of homes of a certain era to different places around a certain time period is part of a geographic trend. Based on the above, the Commission finds that the home meets this criteria.

#### 953 E. Phillips Blvd. (Structure B)

- a. The structure exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;*

The Commission noted the interior fireplace located within the living room to be of significance and commented that there are images of covered wagons on the fireplace which can possibly reflect special elements of the City of Pomona's cultural, social, economic, or natural history. Based on the above, the Commission finds that the home meets this criteria.

- b. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*

The Commission believed the home to be of Tudor architectural style, with the steeply pitched, side-gabled roof and the tall narrow multi-pane windows resembling Tudor architecture. The chimney of the home was also considered to be distinctive by the commission and most interior fixtures and kitchen to be in original condition. Based on the above, the Commission finds that the home meets this criteria.

- c. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of an neighborhood, community, or the city of Pomona;*

The Commission stated that, based on the designation criteria, the four buildings located on this lot make this parcel unique in that area and further noted that the four homes on this lot makes

it its own historic district. Based on the above, the Commission finds that the home meets this criteria.

- d. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning*

The Commission thought that the movement of homes of a certain era to different places around a certain time period is part of a geographic trend. Based on the above, the Commission finds that the home meets this criteria.

#### 955 E. Phillips Blvd. (Structure C)

- a. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*

The Commission stated that much of the interior of the home is kept intact and that the interior exhibits beautiful moldings and that the interior kitchen and doors seem to be of original materials as well. Based on the above, the Commission finds that the home meets this criteria.

- b. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of an neighborhood, community, or the city of Pomona;*

The Commission stated that, based on the designation criteria, the four buildings located on this lot make this parcel unique in that area and further noted that the four homes makes it its own historic district. Based on the above, the Commission finds that the home meets this criteria.

- c. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning*

The Commission thought that the movement of homes of a certain era to different places around a certain time period is part of a geographic trend. Based on the above, the Commission finds that the home meets this criteria.

#### 961 E. Phillips Blvd. (Structure D)

- a. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of an neighborhood, community, or the city of Pomona;*

The Commission stated that, based on the designation criteria, the four buildings located on this lot make this parcel unique in that area and further noted that four homes makes it its own historic district. Based on the above, the Commission finds that the home meets this criteria.

- b. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning*

The Commission thought that the movement of homes of a certain era to different places around a certain time period is part of a geographic trend. Based on the above, the Commission finds that the home meets this criteria.

**SECTION 3.** Based upon the above findings, the City Council of the City of Pomona hereby denies the Major Certificate of Appropriateness (MAJCOA 11397-2019) to allow for the demolition of four structures based on the findings above.

**SECTION 4.** The City Clerk shall attest and certify to the passage and adoption of this Ordinance and it shall become effective thirty (30) days after its adoption.

**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

**ATTEST:**

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Rosalia A. Butler, MMC  
City Clerk

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:

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ABSENT:

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Rosalia A. Butler, MMC  
City Clerk