



# CITY OF POMONA

## PLANNING COMMISSION REPORT

**DATE:** June 24, 2020

**TO:** Chairperson and Members of the Planning Commission

**FROM:** Planning Division

**SUBJECT:** **CONDITIONAL USE PERMIT (CUP 013582-2020):** A request for a Conditional Use Permit to allow a twelve (12) unit townhome development on a 0.89-acre lot located at 961 E. Phillips Boulevard in the R-2-S (Low Density Multiple Family, S Overlay) Zone.

### STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached draft resolution to approve Conditional Use Permit (CUP 013582-2020), subject to conditions (Attachment 1).

### PROJECT/APPLICANT INFORMATION

<b>Address</b>	961 E. Phillips Boulevard
<b>Assessor's Parcel Number (APN)</b>	8333-031-013
<b>Lot Size</b>	38,876 SF (0.89 acres)
<b>General Plan Land Use Designation</b>	Residential Neighborhood
<b>Zoning District</b>	R-2-S (Low Density Multiple Family, S Overlay)
<b>Historic District</b>	N/A
<b>Specific Plan</b>	N/A
<b>City Council District</b>	3
<b>Applicant</b>	Qiuying Liu
<b>Property Owner</b>	Qiuying Liu

### RELATED ACTIONS

<b>Historic Preservation</b>	N/A
<b>Code Enforcement</b>	<b>Admin Citation</b> – Correction Notice Issued for homeless/junk/unsanitary conditions/ vacancy on November 13, 2019.
<b>Building &amp; Safety</b>	N/A
<b>Planning</b>	<b>MAJCOA 11397-2019</b> – To allow for the demolition of four (4) pre-1945 single-family

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residences.

Historic Preservation Commission hearings on April 3, 2019, June 5, 2019, and January 15, 2020 – Request denied

City Council hearing on February 24, 2020, and March 16, 2020 – Appeal upheld

## **PROJECT BACKGROUND & DESCRIPTION**

The applicant is requesting a Conditional Use Permit (CUP) to allow for the development of twelve unit attached townhome rental project with 2,000 square-foot units on a 0.89-acre lot. The project proposes four separate buildings consisting of three attached units each with three bedrooms, three bathrooms, kitchen, living room, den, attached two-car garage, and private open space area. The project also proposes approximately 6,160 square feet of common open space. Access to the site is provided from E. Phillips Boulevard via a 26-foot wide driveway approach (Attachment 2).

The subject site currently developed with four single-family residences with an estimated construction date of 1910, 1923, 1925, and 1924 per Los Angeles County Assessor data (Attachment 3). The site is located north of Phillips Street, south of Grand Avenue, east of Towne Avenue, and west of San Antonio Avenue (Attachment 4).

On April 3, 2019, June 5, 2019, and January 15, 2020 the Historic Preservation Commission (HPC) considered a Major Certificate of Appropriateness (MAJCOA) request to allow the demolition of the four on-site, pre-1945 single-family residences. The HPC denied the request at the June 5, 2019 meeting. Subsequently, the applicant appealed the decision of the HPC to City Council. On March 16, 2020, the City Council voted to uphold the appeal, thereby granting the request to demolish the four on-site residences. For full background on the MAJCOA request, please see Attachment 5.

### **Applicable Code Sections**

The R-2-S (Low Density Multiple Family, S Overlay) Zone standards of the Pomona Zoning Ordinance (PZO) apply to the proposed project. Further, Sections .440 and .580 of the PZO require approval of a CUP by the Planning Commission for residential projects within the “S” – Supplemental Use Overlay District and for multi-family residential of 10 or more units. The Zoning, General Plan land use designation and existing uses for the surrounding properties are identified in Table 1 below.

**Table 1. Land Use Summary**

	Existing Land Use	Zoning	General Plan Designation
<b>Subject Site</b>	Residential, Single-Family	R-2-S, Low Density Multiple-Family with Supplemental Overlay	Residential Neighborhood
<b>North</b>	Residential, Multi-Family	R-2-S, Low Density Multiple-Family with Supplemental Overlay	Residential Neighborhood
<b>South</b>	Residential, Single-Family	R-2-PD, Low Density Multiple-Family Planned Development	Residential Neighborhood
<b>East</b>	Residential, Church	R-2-S, Low Density Multiple-Family with Supplemental Overlay	Residential Neighborhood
<b>West</b>	Residential, Single-Family	R-2-S, Low Density Multiple-Family with Supplemental Overlay	Residential Neighborhood

## COMPLIANCE

### Pomona Zoning Ordinance

Based on staff's analysis, the project meets and/or exceeds the minimum development standards of the R-2-S Zone. Table 2 provides a summary of the required development standards for the proposed project.

Standard	R-2 Zone Requirement	Proposed Project	Compliance Determination
<b>Lot Area</b>	3,000 sf min.	38,876 sq. ft.	Yes
<b>Population Density</b>	7-15 units per net acre	14 units	Yes
<b>Living Area</b>	1,300 sq. feet min for 3 bedrooms	2,000 sq. feet	Yes
<b>Lot Width</b>	70 ft min.	138.04 ft.	Yes (No new lots are created)
<b>Lot Depth</b>	100 ft min.	280.78 ft.	Yes (No new lots are created)
<b>Front Yard</b>	25 ft min.	25 ft. min	Yes
<b>Side Yard</b>	9.5 ft, min, based on equal to one-half the adjacent building wall height (10' approximately)	15 ft. 3 inches	Yes
<b>Rear Yard</b>	19 ft. based on the height of the wall facing the rear yard	25 ft. 3.5 inches	Yes

<b>Lot Coverage</b>	N/A	N/A	N/A
<b>Building Separation</b>	15 feet between units	26.5 ft.	Yes
<b>Building Height</b>	35 ft./2 stories	25 ft./2 story	Yes
<b>Landscaping</b>	20% of the lot 50% of front yard setback	21%	Yes
<b>Off-Street Parking</b>	Two spaces in private garage per unit, 1 guest parking for every 4 units	Two spaces in private garage per unit, 4 guest parking	Yes
<b>Roof Pitch</b>	3:12 min.	4:12	Yes
<b>Roof Overhang</b>	16 inches min.	18 inches	Yes

In order to approve a CUP, section .580 of the PZO requires that the Planning Commission make five specific findings. The required findings have been incorporated into the attached Resolution. In general, the proposed project is consistent with the General Plan and will enhance the surrounding neighborhood and not be detrimental to the area because the site is of adequate topography, size, and shape, and provides adequate access to accommodate the anticipated traffic generated by the project.

### **Land Use Compatibility**

The existing neighborhood is characterized by predominately low-density single-family and multi-family uses with structures of two stories or less, consistent with the S Overlay. The immediate neighborhood also consists of residential uses, churches, and a school. Based on these factors, staff finds that the proposed residential project is compatible with the surrounding neighborhood.

### **Architecture**

The architecture of the proposed dwelling units are consistent with the Architectural Style required per PZO Section .229.7.L, which requires minimum sixteen horizontal inches of roof overhang, minimum three inch rise for every horizontal twelve-inch, and siding material of stucco. The exterior of the new development will consist of stucco siding, vinyl windows with foam shutters, wood framed trellis over the garages, balconies with tube steel guardrail and turn posts, and tile roofing. The proposed elevations will be compatible with the existing neighborhood, which consists of similar residential structures.

### **Open Space and Landscaping**

The R-2 Zone development standards require usable open space provided in two forms: private and common. The proposed project will provide at least 180 square feet of direct private open space for each unit in the form of patios and a total of 6,160 square feet of common open space across three areas for use by the future residents of the project. The common open space areas will include amenities such as benches, trellises and shade trees. In addition, conditions have been added for



additional amenities such as playground equipment, barbeque grills, community garden, and bike rack. Adequate landscaping will be provided for the front yard setback area, and for the entire lot. All landscaped areas will be separated from the driveway and parking area by continuous six-inch curb.

### **Circulation & Access**

The subject site currently has access from East Phillips Boulevard, a minor arterial street with access to both S. Towne Avenue and S. San Antonio Avenue, and is of adequate width to accommodate the traffic generated by the proposed use. A new 26-foot wide driveway approach and drive aisle will provide access for the new development. Vehicular access and circulation to the project site will be adequately served with these improvements.

### **GENERAL PLAN CONFORMITY**

The project conforms to the City's General Plan in that the proposed development is consistent with the "Residential Neighborhood" place type as identified on the General Plan Land Use Map. The project would also promote the following General Plan goals: *6G.G6 "Ensure that new residential development is well-integrated into adjacent neighborhood street patterns and provided with pedestrian connections,"* and *6G.G8 "Ensure safe, family-oriented, human-scaled, walkable and livable residential neighborhoods."* In addition, the project is consistent with the Housing Element of the General Plan as it increases the City's supply of housing.

### **ENVIRONMENTAL REVIEW**

Pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed project meets the criteria for a Class 32 Categorical Exemption (In-fill development) pursuant to Section 15332, in that the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. Therefore, no further environmental review is required and staff recommends that the Planning Commission adopt the Class 32 Categorical Exemption for the proposed project.

### **PUBLIC COMMUNICATIONS**

A copy of the public hearing notice was published on June 12, 2019 in the Inland Valley Daily Bulletin and was sent to the owners and occupants of properties within a 400-foot radius of the subject site on June 10, 2020 (Attachment 6). As of the date of this report, staff has not received any comments in support or in opposition to the proposed project.

## **CONCLUSION**

The proposed project is consistent with the City's General Plan and meets or exceeds the minimum development standards of the Pomona Zoning Ordinance. Based on staff's analysis of the issues and the recommended conditions of approval, the proposed development will be compatible with existing and adjacent land uses and will not result in any negative impacts to the surrounding neighborhoods.

Respectfully Submitted:

Gustavo N. Gonzalez, AICP  
Planning Manager

Prepared By:

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Assistant Planner

## **ATTACHMENTS:**

- 1) Draft PC Resolution
- 2) Project Plan Reductions
- 3) Site Photographs
- 4) Location Map and Aerial Photograph
- 5) City Council Staff Report dated March 16, 2020 (MAJCOA 11397-2019)
- 6) 400' Radius Map and Public Hearing Notice

**PC RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 013582-2020) FOR DEVELOPMENT OF A TWELVE UNIT TOWNHOME DEVELOPMENT ON A 0.89-ACRE LOT LOCATED AT 961 E. PHILLIPS BOULEVARD IN THE R-2-S (LOW DENSITY MULTIPLE FAMILY WITH SUPPLEMENTAL OVERLAY) ZONE.**

**WHEREAS**, the applicant, Qiuying Liu, has submitted an application for Conditional Use Permit (013582-2020) to allow construction of a twelve unit townhome development on an existing 0.89-acre lot within the R-2-S, Low Density Multiple-Family Residential with Supplemental Use Overlay Zone.

**WHEREAS**, a Conditional Use Permit is required for certain development on property with an “S” overlay projects, pursuant to Section .440 of the Pomona Zoning Ordinance;

**WHEREAS**, a Conditional Use Permit is required for multi-family residential units of ten or more, pursuant to Section .580 of the Pomona Zoning Ordinance;

**WHEREAS**, the subject site has four existing residential units;

**WHEREAS**, the City Council approved MAJCOA 11397-2019 for the demolition of the four existing residential units on the subject site;

**WHEREAS**, the subject property is on a parcel designated as “Residential Neighborhood” on General Plan Land Use Map;

**WHEREAS**, the proposed development meets all the development standards of the R-2-S (Low Density Multiple Family with Supplemental Overlay) which permits multi-family residences;

**WHEREAS**, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on June 24, 2020, concerning the requested Conditional Use Permit (CUP 013582-2020); and

**WHEREAS**, the Planning Commission has carefully considered all pertinent testimony, the recommendation of the Planning Division staff and the staff report offered in the case as presented at said noticed public hearing.

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

**SECTION 1.** The Planning Commission, exercising their independent judgment, has determined that the proposed project meets the criteria for a Class 32 Categorical Exemption (In-fill development) pursuant to Section 15332 of the Guidelines for Implementation of the Environmental

Quality Act (CEQA). Therefore, the project is not subject to further environmental review.

**SECTION 2.** If any part, provision, or section of this resolution is determined by a court or other legal authority with jurisdiction over the subject matter of this resolution to be unenforceable or invalid, - the remainder of the entirety of this resolution shall not be affected and shall continue in full force and effect. To this end, the provisions of this resolution are severable.

**SECTION 3.** In accordance with Section .580.B of the Zoning Ordinance, the Planning Commission must make five (5) findings in order to approve Conditional Use Permit (CUP 013582-2020). Based upon a consideration of the whole record before it including, but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds as follows:

1. *That the proposed use at the particular location will contribute to the general wellbeing of the neighborhood or community;*

The proposed use of the subject site for residential development, specifically the development of twelve townhome units, at this location will contribute to the general well-being of the neighborhood and the community by expanding housing opportunities for residents and by enhancing the appearance of the general area.

2. *That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, or general welfare of persons residing or working in the vicinity or detrimental to the use, valuation or enjoyment of property or improvements in the vicinity;*

The project will not be detrimental to the health, safety, peace, or general welfare of persons residing or working in the vicinity since the project is in full conformance with the development standards and use requirements of the R-2-S Zone. The project will not be detrimental to the use, valuation, and enjoyment of property and improvements in the vicinity since the subject site is consistent with the surrounding properties, which are zoned and planned for residential uses by the General Plan. The new project will also enhance the neighborhood and replace the dilapidated homes.

3. *That the site for the proposed use is of adequate topography, size and shaped to accommodate said use, as well as all yards, spaces, walls, fences, parking, loading, landscaping, and any other features necessary to allow said use with the land and uses in the neighborhood and make it compatible thereto;*

The subject site has adequate topography, size and shape to accommodate the proposed residential development project. Furthermore, the site's characteristics enable the project to conform fully to the development standards of the R-2-S Zone while compatible with other uses in the vicinity.

4. *That the site abuts streets and highways adequate in width and improvements to carry traffic generations typical of the proposed use;*

The subject site has street access directly to East Phillips Boulevard, a minor arterial street with access to both S. Towne Ave. and S. San Antonio Ave. All available access to the subject site are adequate in width to carry traffic generations typical of multi-family residential development projects.

5. *That the granting of such conditional use permit will not adversely affect the General Plan of the city or any other adopted plan of the city and conforms to the provisions of the zoning ordinance.*

The granting of the Conditional Use Permit will not adversely affect the General Plan and conforms to the provisions of the Pomona Zoning Ordinance. The proposed residential use is consistent with the “Residential Neighborhood” place type as designated on the General Plan Land Use Map. The project furthers the goals and objectives of the General Plan by allowing a development that would ensure safe, family-oriented, human-scaled, walkable and livable residential neighborhoods (Goals 6G.G8), and ensure that new residential development is well-integrated into adjacent neighborhood street patterns and provided with pedestrian connections (Goals 6G.G8). The project will develop a site that is currently under-utilized and will contribute to the City’s housing stock in which the General Plan identifies as being under supplied.

**SECTION 4.** Based on the above finding, the Planning Commission hereby approves Conditional Use Permit (CUP 013582-2020), subject to the following conditions:

## **PLANNING DIVISION**

### **General Conditions**

1. The subject property shall be developed and/or used in a manner consistent with the project plans reviewed and approved by the Planning Commission on June 24, 2020, and as illustrated in the stamped approved plans. Any major modifications to the approved project plans shall be reviewed and approved by the Planning Commission as part of a modification to the approved plans. Any minor modifications that do not affect the overall intent of the approved project, may be reviewed and approved by the Planning Manager. To the extent any condition in this resolution is not in conformity with the stamped approved plans, the conditions herein shall prevail.
2. This approval shall lapse and become void if construction has not commenced under a valid building permit within one (1) year from the date of this approval (June 24, 2021), in accordance with Pomona Zoning Ordinance section .580.I. The Planning Commission may

extend this period for one (1) year upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval.

3. The project is subject to a twenty (20) day appeal period. Written appeals may be filed with the City Clerk within twenty days by one or more City Council members, the applicant, or any person owning property within four hundred feet of the exterior boundary of the applicant's property. The appeal shall be filed with the City Clerk within twenty days from the date of action by the Planning Commission.
4. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.
5. In case of a violation of any of the conditions of approval and/or City law, the property owner and tenant will be issued a Notice of Correction. If said violation is not remedied within a reasonable period of time and/or a subsequent violations of the conditions of approval and/or City law occurs within ninety (90) days of any Notice of Correction, the property owner shall be held responsible to reimburse the City for all staff time directly attributable to enforcement of the conditions of approval and/or City law, including, but not limited to, revocation of the herein Conditional Use Permit.

*Plan Check:*

6. The applicant shall include all conditions of approval from Conditional Use Permit (CUP 013582-2020) on the title sheet of construction plans prior to plan check submittal.
7. The installation of fences and walls that were not contemplated as part of this permit will require the submittal of a "Fence and Wall Permit" for review and approval by the Planning Division. Block wall/fencing plans (including a site plan, section drawings, and elevations depicting the height and material of all retaining walls, walls, and fences) consistent with the grading plan shall be submitted to and approved by the Planning Division. Double walls shall be avoided to the greatest extent feasible. The applicant shall coordinate with the adjacent property owner(s) and make reasonable attempts to construct one common property line wall. If coordination with the adjacent property owner(s) cannot be accomplished, the applicant shall construct up to a six (6) foot high decorative wall located entirely within the subject property. Prior to construction of any new walls, a plan must be submitted identifying the removal of any existing walls located on the subject property. Any removal of walls on private property and construction of a new common wall shall include approval by the adjacent property owner(s). The plans shall identify materials, seep holes, and drainage.
8. The proposed common open space areas shall include additional amenities such as playground equipment, barbeque grills, community gardens, and bike rack to the satisfaction of the Planning Manager.

*Site Development & Maintenance:*

9. During demolition, grading, site development, and/or construction, all requirements of the Pomona Zoning Ordinance and Municipal Code, including the noise provisions, shall be adhered to. All activities including truck deliveries associated with construction and grading will be limited to Monday through Saturday, between 7:00 AM and 8:00 PM, and provided the noise level created by such activities do not exceed the noise standard of 65 dB(A) plus the limits specified in section 18-311(b) as measured on residential property and any vibration created does not endanger the public health, welfare, and safety.
10. There shall be no activity conducted on the subject site that exceeds the noise and vibration parameters of Pomona City Code Section 18-301, *et seq.*, and City Council Ordinance No. 3939 at any time, or such other ordinance enacted related to noise and vibration.
11. The construction area shall be kept clean at all times prior to, during, and until construction is completed.
12. The property owner shall remove any graffiti on the project site within 24 hours of

discovery. The paint utilized to cover the graffiti shall substantially match the existing structure. In the event that the paint finish of the abated area is noticeably distinguishable from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Development Services Manager.

13. Any future substantial changes in the approved plans, except as allowed for by the following conditions, shall require a modification to the Conditional Use Permit.
14. The property shall be maintained free of weeds and debris prior, during and after the construction period.
15. Landscaping is to include a variation of trees, shrubs, vines and ground covers, shall be installed and permanently maintained on the subject site. All landscape areas shall be provided with an automated underground irrigation system. Prior to receiving building permit final, the applicant shall obtain the approval from the Planning Division of a precise landscape and irrigation plan prepared by a licensed Landscape Architect, which meets the most current State of California Drought Executive Order Model Water Efficiency Landscape Ordinance (MWELo) and any modification as adopted by the City of Pomona.
16. The precise landscape and irrigation plans shall include landscape area in the rear and side yards of the proposed development, subject to the review and approval of the Planning Division.
17. All plumbing fixtures shall utilize low flow or low water usage appliances (toilets, sinks, water hose, etc.)
18. Any proposed fencing on the subject site shall be in compliance with Section .503-I of the Pomona Zoning Ordinance and subject to review and approval of a Fence and Wall Permit by the Planning Division prior to receiving a final sign-off on building permits.
19. Garage spaces shall be maintained clear at all times and provide sufficient space to allow the parking and storage of two motor vehicles. This condition shall be recorded in deed for enforcement purposes.
20. An on-site manager shall be appointed by the property owner in accordance with Section .5809-17(E)(4) of the Pomona Zoning Ordinance.

#### **BUILDING AND SAFETY DIVISION**

21. This project must comply with 2019 California codes.



22. The undergrounding of utility facilities is required. (PMC 62-31).
23. The design must be reviewed and stamped by an architect or engineer licensed in the State of California – (Business and Professions code Sections 5537, 5538 and 6737.1).
24. A building permit shall be obtained for the proposed construction and site development. The design of the building shall comply with the 2019 California Building Codes.
25. All grading shall conform to the 2019 California Building Code, and all other relevant laws, ordinances and resolutions governing grading as adopted by the City of Pomona. The applicant shall obtain a grading permit from the Building & Safety Division prior to commencing any grading or site excavation.
26. Geotechnical and/or soils reports required in order to obtain a grading permit shall be submitted to the Building Official for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Pomona.
27. All proposed work shall comply with the 2019 California Energy Code and all other relevant laws, ordinances and resolutions governing Energy conservation as adopted by the City of Pomona.
28. Proposed project shall comply with the 2019 California Green Building Standards Code and all other relevant laws, ordinances and resolutions governing sustainable design as adopted by the City of Pomona.
29. Proposed project shall be sprinklered and comply with all other relevant laws, ordinances and resolutions governing residential sprinklers as adopted by the City of Pomona.
30. Park and Recreation Improvement Fee shall be \$675 per dwelling unit for new construction. (Ordinance 3506)
31. Building Department comments and conditions are subject to plan check. Comments are based on information provided.
32. Fence and wall plan required.

**Land development requirements**

33. Property Owner shall submit a **Certificate of Compliance** application to the Public Works Engineering Department, in accordance with the Subdivision Map Act Section 66412.6(b). The Certificate of Compliance shall be reviewed, approved and recorded prior to the issuance of the building permits.

34. Owner shall dedicate to the City of Pomona a 5-foot by 30-foot area at the northwest corner of the lot for the completion of the ultimate right-of-way (60 feet) of Packard Drive.

**Improvement plans requirements**

35. Applicant/Developer shall submit the **grading, drainage and erosion control plans** for review and approval by the Public Works, Planning and Building and Safety Departments.
  - a. The plans shall be a minimum of 1" = 10' scale to clearly show all the details; the plans shall be submitted on 24" x 36" sheet size with a standard City title block.
  - b. One-foot topographic contours of the site must extend a minimum of 15 feet beyond the boundary lines.
  - c. The plans shall include sufficient cross sections to show all block wall locations, parkway width and all permanent facilities that might require maintenance and access easements.
  - d. Drainage configurations on the existing adjacent properties shall not be altered, redirected or modified in any way.
36. Prior to issuance of the grading permit the Applicant/Developer shall submit **written notifications to the next adjacent (non-City) property owners** as indicated on the Planning Commission meeting notification list regarding the direct and indirect impact associated with the proposed construction. The notification shall include a statement confirming that the existing public services (sewer, water, storm drain) to adjacent property owners will not be affected by the proposed development and outline the City approval process (City review, public notification, Planning Commission approval, plans on record, etc.). The proposed development shall accept the conveyance of the existing offsite drainage.
37. Prior to the issuance of the grading permit the applicant/developer shall provide **non-interference letters** from all applicable utility agencies for all utility easements located within the areas subject to grading activities. All such documents shall be subject to review and approval by the City Engineer.
38. Prior to issuance of the grading permit the Applicant/Developer shall submit a **soils and geologic report** to address the soil's stability, infiltration rate and geological conditions of the site.
39. Prior to the approval of the final map or of the building permits, whichever occurs first, Applicant/Developer shall submit **public street improvement plans** to include the following items and are responsible for the construction thereof:
  - a. New Phillips Boulevard driveway approach per City standards and ADA requirements.

- b. New sidewalk, curb and gutter to replace (i) the driveway approaches proposed for removal and (ii) any/all damaged cracked and uplifted sections.
- c. Removal of the existing curb located along the Phillips Boulevard lot frontage, as said curb encroaches in the public right-of way.
- d. In the event that project related hardscape, wet and/or dry utility pavement cuts are needed along the Phillips Boulevard property frontage, Asphalt Rubberized Hot Mix (ARHM) overlay paving shall occur in accordance with the City standard A-26-02.
- e. To address site access safety and required City standard upgrades, the following modification shall be made to the public street lights: refurbish one (1) street light luminaire with LED luminaire on Phillips Boulevard.
- f. Site runoff shall be intercepted on site and directed to the public storm drain system by use of parkway drains built in compliance with the City standards.
- g. Existing and proposed sewer, water and storm drain infrastructure, including laterals and easements.
- h. Unobstructed visibility shall be ensured at the intersection of the proposed driveway and Phillips Boulevard and a note to this effect shall be added to the public street improvement plan.
- i. Undergrounding of existing and proposed overhead utility lines along the Phillips Boulevard property frontage and onsite shall conform with the City of Pomona Municipal Code Section 62-31(b) and a note to this effect shall be added to the public street improvement plan.
- j. The parkway landscaped area shall be maintained by the property owner, as required by the City's Municipal Code Section 46-496 and a note to this effect shall be added to the public street improvement plan.
- k. The parkway landscaped area shall be designed to comply with the City standard A-34-11 (Intersection Sight Distance) and a note to this effect shall be added on the public street improvement plan.
- l. It is the owner's and the contractor's responsibility to repair all damage to the existing public improvements due to the proposed construction activities and to address all repairs requested by the Public Works Inspector based on the inspector's review of the current condition of the said public improvements and a note to this effect shall be added to the public street improvement plan.
- m. The property abutting sidewalk, parkway and alley, as applicable, shall be maintained free of weeds, rubbish and refuse by the property owner, as required by the City's Municipal Code Section 18-261 and a note to this effect shall be added to the public street improvement plan.

40. The demolition or relocation of all public improvements (street lights, signs, trees, vaults, catch basins, hydrants, etc.) due to the proposed project construction must be coordinated and agreed upon by the appropriate City departments, shall be designed per City standards and applicable ADA requirements, and must be reviewed and approved by the Engineering Division of the Public Works Department.
41. Applicant/Developer shall identify the existence of all City utilities that may be in conflict with the development and submit protection measures to the City Engineer for those City utilities.
42. If future placement of permanent structures conflicts with location of existing public utilities (water, sewer and storm drain), then improvement plans proposing the relocation or abandonment of identified utilities must be submitted, reviewed and accepted by the Public Works Department. No public utility infrastructure shall be removed or modified as part of the onsite demolition plan approved by the Building and Safety Department.
43. Prior to approval of any improvement plans and/or grading permit issuance Applicant/Developer shall prepare a detailed **hydrology study** based on a 50-year storm event and a hydraulic analysis of the existing and proposed drainage conveyance capacity. The Developer is responsible to comply with the approved hydrology/hydraulic study recommendations necessary to meet minimum Federal, State, County and City requirements.
44. Prior to issuance of the grading permit Applicant/Developer shall implement **storm water** Good Housekeeping Best Management Practices (BMPs) for the site to ensure that pollutants are not discharged to the municipal storm drain system during construction and throughout occupancy.
45. The final improvement plans, as shown on the Mylar, shall be provided to the City in both hard copy and electronic in AutoCAD v. 2010. Following construction and prior to acceptance of the improvements by the City, the project engineer shall provide hand drafted "AS BUILT" corrections on the original approved Mylars of the final constructed improvements to the satisfaction of the City Engineer. A corrected, "AS BUILT" plan shall also be provided to the City on disk in AutoCAD v. 2010 and .pdf formats.
46. Owner is responsible for the compliance with the special annual levy assessment derived from the current inclusion of the project site into the **City's Street Lighting District and Landscaping Maintenance District**. The Developer shall disclose to any future buyers that the property is within the City of Pomona Lighting and Landscaping District and is subject to annual special taxes. This requirement applies to Assessor Parcel Number 8333-031-013.
47. Prior to the issuance of the building permits Applicant/Developer is responsible for the payment of any/all applicable City **water and sewer connection fees** and shall make proof of payment of the Los Angeles County Sanitation District fees associated with the proposed development.

48. Prior to issuance of the building permits applicant/developer is responsible for paying the project's **impact fees** for traffic signals and control devices, road and highway improvements, public safety improvements and parks.
49. Prior to the issuance of the Certificate of Occupancy Applicant/Developer is responsible for the project's compliance with the USPS Delivery Growth Management Program; related information is available at <https://about.usps.com/what-we-are-doing/current-initiatives/delivery-growth-management/residential-delivery.htm>
50. The plans shall be submitted on 24" x 36" sheet size with a standard City title block, and must correctly identify the property owner, address, legal description, property lines, street centerline, curb-lines, existing and proposed utilities (water, sewer, and storm drain), utility easements, and the public right-of-way areas with dimensions.

#### **Public Works Improvements Permit**

All work in the public right-of-way and City easements is subject to review, approval, and permitting requirements of Public Works Department.

51. **Prior to the recordation of the final map or the issuance of the building permits, whichever occurs first, Applicant/Developer shall post surety bonds for all public improvements, including but not limited to: water, sewer, storm drains, street pavement, driveway approach, curb and gutter, sidewalk, parkway landscaping and street lighting.**
52. Permittee shall procure and maintain throughout the period of the Permit the following policies of insurance:
  - a. Commercial General Liability;
  - b. Automobile Liability;
  - c. Worker's Compensation as required by the State of California;

Note: The Commercial General Liability and the Automobile Liability policies shall include the City of Pomona as additional insured.
53. Permittee shall pay fees associated with and possess the City of Pomona Business License.
54. Changes and additions to the proposed work, including but not limited to detail plans for street improvement work, water plans and/or other work associated with this project and due to developer's or City's request shall require additional conditions to be completed by the applicant.

## **WATER**

55. There is currently an existing twelve-inch (12") ACP water main within Phillips Boulevard. The existing localized approximate static pressure for the proposed project area is 60-70 psi. The existing water infrastructure shall be shown on the site plan. Further design comments shall be issued by the WRD regarding the extent of proposed public water and sewer main within the proposed project area.
53. If verification of static pressure is desired, it may be obtained by requesting a fire hydrant flow test from the Public Works Department.
54. Per City records there are existing individual 5/8" meters currently serving 949, 953, 955, and 961 E. Phillips Boulevard. Please identify if these existing meters are to be used in the development.
55. Any private on-site water improvements shall be the owner's responsibility and not the City's.
56. This development shall be served by an above-ground master meter, within a security cage, per City of Pomona standard drawings 13A through 13C. Please obtain aesthetic requirements for the required security cage from the Planning Division. There shall not be any public improvements located onsite to the extent possible.
57. Contact the Los Angeles County Fire Department regarding this project and their proposed requirements for the building, sprinklers and general land development. If new fire hydrants are required, they shall be placed at least five-feet (5') away from proposed driveways and parking spaces.
58. The City may install meters less than or equal to two-inches (2") in size. Contact the WRD at (909) 620-2212 for information regarding meter installation fees.
59. All newly installed water lines shall be disinfected per the City of Pomona Water Division Standard Specifications for Water Facility Construction before connection to the existing water main.
60. The edge of all new meter vaults, if necessary, should be located in public right-of-way or the sidewalk two inches (2") from the back of the curb per Standard No.'s 11 and 12. Meter (s) cannot be placed in driveways, parking spaces or within the property line, to allow City personnel access to these meters for future maintenance.
61. Approved low lead (0.25%) backflow devices (list the manufacturer and model) are required for the following service lines to the site:

- a. Reduced pressure principle assembly (RPPA) devices are required for dedicated irrigation service lines to the proposed site;
- b. Reduced pressure principle assembly (RPPA) devices are required for all domestic services; and
- c. Double check detector assembly (DCDA) devices for all fire sprinkler service lines.

## **SEWER**

- 62. A ten-inch (10") VCP sewer main exists within Phillips Boulevard. There is an existing Sanitation Districts of Los Angeles (SDLAC) twenty-one inch (21") RCP transmission sewer main within Phillips Boulevard that may not be connected to for any purpose. The existing sewer infrastructure shall be shown on the site plan.
- 63. The applicant/developer shall calculate the expected wastewater generated by the building(s) to properly size the sewer lateral(s) to serve the new site. A flow meter test is required in order to determine the existing capacity of the existing ten-inch (10") VCP main. These calculations/reports shall be submitted to the WRD for review and acceptance.
- 64. New sewer laterals must be constructed per Standard Drawing Numbers S5 and S6. Construction shall also comply with Standard No. A-26-02 per the Public Works Standards.
- 65. The sewer lateral separation distances, relative to water mains, shall comply with California Code of Regulations, Title 22.
- 66. Effective January 1, 2017, the City has adopted new service charges for sewer service. For further information on how charges are assessed, contact the City's Public Works Business Services Division.
- 67. The applicant/developer shall submit and include the following items in the sewer development plan:
  - a. The proposed sewer lateral(s) profile and connection to the existing sewer main.
  - b. Construction Notes: The Contractor shall provide all temporary seals enclosures, forced ventilation or other devices as maybe necessary to prevent odor nuisance and solid objects from entering the existing sewer line during construction.

**SECTION 5.** The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

PC Resolution No.  
961 E. Phillips Blvd.  
Page 14 of 14

**APPROVED AND ADOPTED THIS 24TH DAY OF JUNE, 2020.**

---

DR. KYLE BROWN  
PLANNING COMMISSION CHAIRPERSON

**ATTEST:**

---

GUSTAVO N. GONZALEZ, AICP  
PLANNING COMMISSION SECRETARY

**APPROVED AS TO FORM:**

---

MARCO A. MARTINEZ  
DEPUTY CITY ATTORNEY  
STATE OF CALIFORNIA    )  
COUNTY OF LOS ANGELES   ) ss.  
CITY OF POMONA         )

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

"Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by California Code of Civil Procedure Section 1094.6."



# MULTI-FAMILY DEVELOPMENT

961 E. PHILLIPS BOULEVARD • POMONA, CA



## SHEET INDEX

### ARCHITECTURE

- 1 COVER SHEET
- 2 CUP INITIAL COMMENTS & CONDITIONS
- 3 SITE PLAN / PROJECT DATA
- 4 EXISTING CONDITION / DEMOLITION PLAN
- 5 TYPICAL FIRST FLOOR PLAN
- 6 TYPICAL SECOND FLOOR PLAN
- 7 TYPICAL ROOF PLAN
- 8 TYPICAL ELEVATIONS
- 9 TYPICAL ELEVATIONS
- 10 WINDOW & DOOR SCHEDULES

### CIVIL ENGINEERING

- 1 TITLE SHEET
- 2 CONCEPTUAL GRADING AND DRAINAGE
- 3 CONCEPTUAL GRADING AND DRAINAGE

### LANDSCAPE

- L-1 CONCEPTUAL LANDSCAPE PLAN

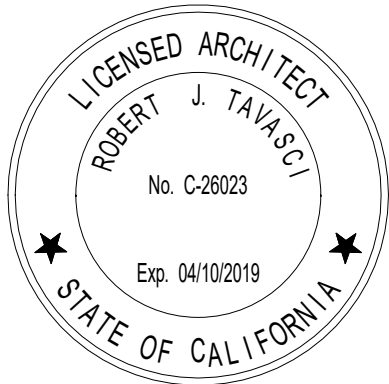


URBANAUT DESIGN GROUP

2844 E. THIRD STREET #204 • LONG BEACH, CA 90814

## MULTI-FAMILY DEVELOPMENT

961 E. PHILLIPS BOULEVARD • POMONA, CA



## COVER SHEET

### REVISIONS

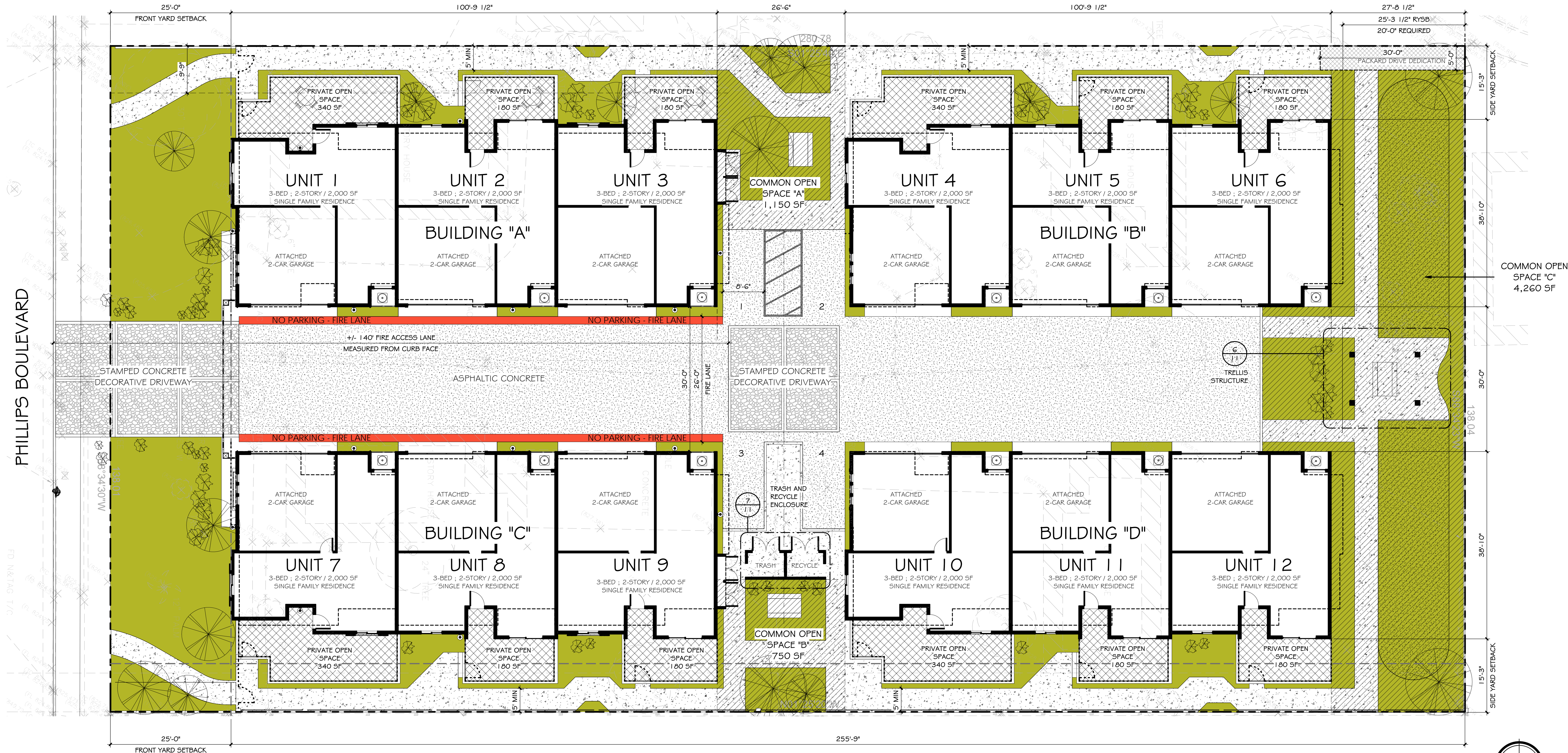
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SITE PLAN  
SCALE: 1" = 10'-0"

## LEGEND

## PROJECT DATA

LOT SQ. FT.: 38,876 SF (.81 AC)  
APN: 8333-031-013  
ZONING: R-2-5  
GENERAL PLAN USE: LOW DENSITY MULTIPLE FAMILY  
CONSTRUCTION TYPE: TYPE - V - A  
OCCUPANCY: R-3 / U  
DENSITY: 8-15 DU PER AC  
15 DU x .81 AC = 12 UNITS (12 PROVIDED)  
NUMBER OF STORIES: 2 STORIES (35'-0" MAX. HT.) BUILDING  
BUILDING HEIGHT: 20'-0" TO HIGHEST PLATE  
25'-0" TO TOP OF RIDGE  
SETBACKS:  
FRONT YARD: 25'-0" REQUIRED / 25'-0" PROVIDED  
SIDE YARD: 10'-0" REQUIRED / 15'-3" PROVIDED  
REAR YARD: 20'-0" REQUIRED / 25'-8.5" PROVIDED  
\*\*\* UNDER A SEPARATE PERMIT AND APPLICATION, THE BUILDING SHALL BE FULLY SPRINKLERED WITH AN NFPA 13D SPRINKLER SYSTEM.  
BUILDING DESCRIPTION  
(12) SINGLE FAMILY UNITS COMPRISED OF (12) 3-BED/3-BATH @ APPROXIMATELY 2,000 SF EACH WITH AN ATTACHED 440 SF 2-CAR GARAGE  
PARKING REQUIREMENTS  
(2) PARKING SPACES PER UNIT  
(2) PROVIDED AT EACH UNIT (GARAGE)  
(1) VISITOR PARKING PER EACH 4 UNITS.  
(4) PROVIDED: 3 STANDARD AND 1 VAN ACCESSIBLE.

### OPEN SPACE CALCULATIONS

PRIVATE OPEN SPACE  
• 150 SF / UNIT REQUIRED PER UNIT  
• 8' MINIMUM DIMENSION

BUILDING A  
UNIT 1 330 SF AT 1ST FL PATIO / 60 SF AT 2ND FL DECK  
UNIT 2 170 SF AT 1ST FL PATIO  
UNIT 3 170 SF AT 1ST FL PATIO

BUILDING B  
UNIT 4 330 SF AT 1ST FL PATIO / 60 SF AT 2ND FL DECK  
UNIT 5 170 SF AT 1ST FL PATIO  
UNIT 6 170 SF AT 1ST FL PATIO

BUILDING C  
UNIT 7 330 SF AT 1ST FL PATIO / 60 SF AT 2ND FL DECK  
UNIT 8 170 SF AT 1ST FL PATIO  
UNIT 9 170 SF AT 1ST FL PATIO

BUILDING D  
UNIT 10 330 SF AT 1ST FL PATIO / 60 SF AT 2ND FL DECK  
UNIT 11 170 SF AT 1ST FL PATIO  
UNIT 12 170 SF AT 1ST FL PATIO

TOTAL PRIVATE OPEN SPACE PROVIDED 2,720 SF

COMMON OPEN SPACE  
• 500 SF / UNIT (FOR 3-BEDROOM UNIT)  
• (12) 3 BEDROOM UNITS = 6,000 SF OF COMMON OPEN SPACE  
• 15' MIN. DIMENSION

COMMON OPEN SPACE "A": 1,150 SF  
COMMON OPEN SPACE "B": 750 SF  
COMMON OPEN SPACE "C": 4,260 SF

TOTAL COMMON OPEN SPACE PROVIDED 6,160 SF

COMMON OPEN SPACE CONSISTS OF:  
• 2,000 SF PAVED AREAS (47%; 40% MIN)  
• 2,260 SF LANDSCAPE AREA (53%; 50% MIN)

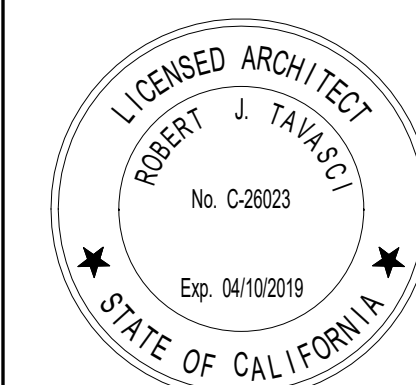
LANDSCAPING REQUIREMENTS  
• ALL LANDSCAPE AREAS SHALL BE SEPARATED FROM DRIVEWAYS AND PARKING AREAS BY A CONTINUOUS 6" CURB. TREES SHALL BE LOCATED SO AS TO SCREEN PARKING AREAS AND FIRST FLOOR AREAS.  
• A MINIMUM 20 PERCENT OF PARCEL SHALL BE FULLY LANDSCAPED WITH PLANT MATERIAL.

TOTAL SITE AREA: 38,876 SF  
TOTAL REQUIRED: 8,150 SF (20%, REQUIRED)  
TOTAL PROVIDED: 8,170 SF



URBANAUT DESIGN GROUP

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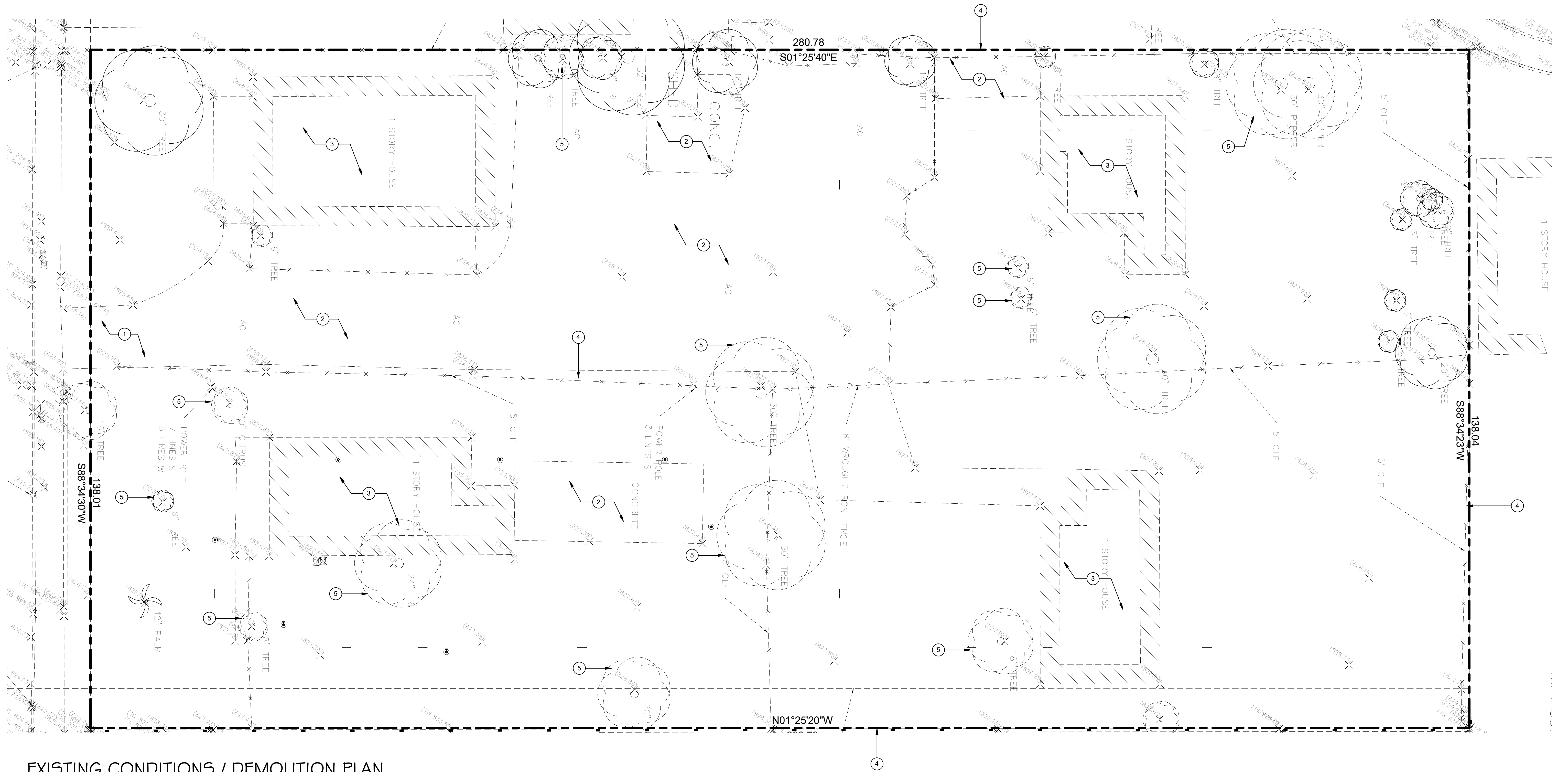


SITE PLAN /  
PROJECT DATA

### REVISIONS

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## EXISTING CONDITIONS / DEMOLITION PLAN

SCALE: 1" = 10'-0"

### DEMOLITION PLAN KEYNOTES

- 1 REMOVE EXISTING DRIVEWAY APPROACH
- 2 REMOVE EXISTING CONCRETE DRIVEWAY
- 3 REMOVE EXISTING STRUCTURE.
- 4 REMOVE EXISTING FENCE
- 5 REMOVE EXISTING TREE

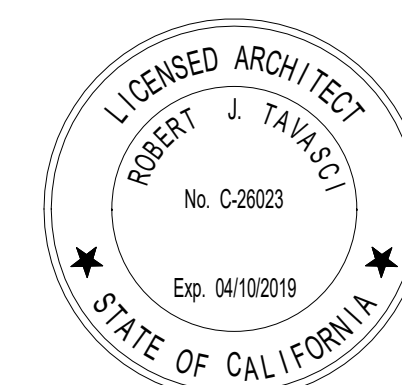


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2844 E. THIRD STREET #204 • LONG BEACH, CA 90814

**MULTI-FAMILY DEVELOPMENT**

961 E. PHILLIPS BOULEVARD • POMONA, CA



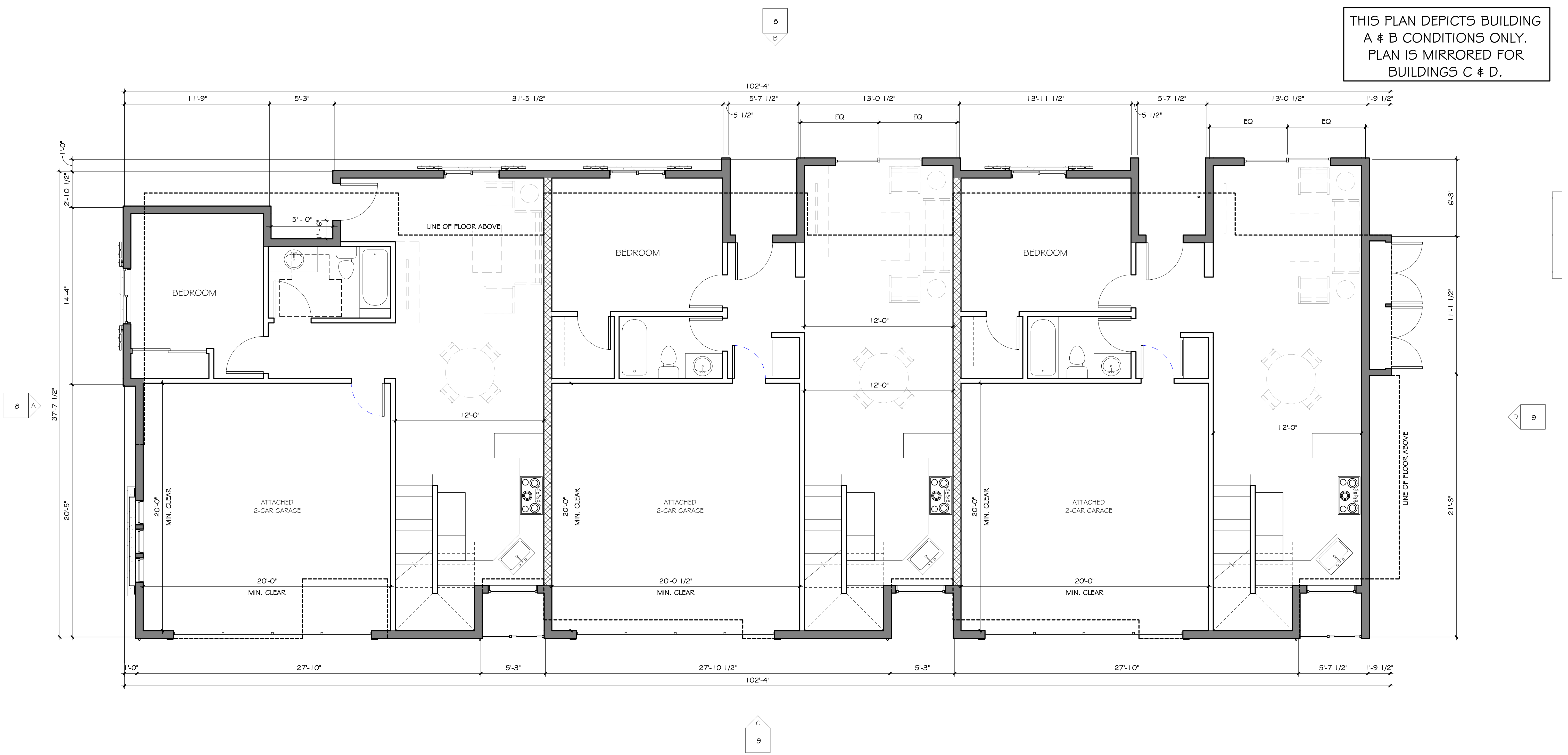
EXISTING  
CONDITION /  
DEMOLITION  
PLAN

REVISIONS


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THIS PLAN DEPICTS BUILDING  
A & B CONDITIONS ONLY.  
PLAN IS MIRRORED FOR  
BUILDINGS C & D.

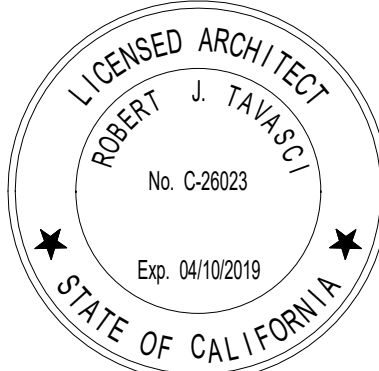


TYPICAL FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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MULTI-FAMILY DEVELOPMENT  
961 E. PHILLIPS BOULEVARD • POMONA, CA

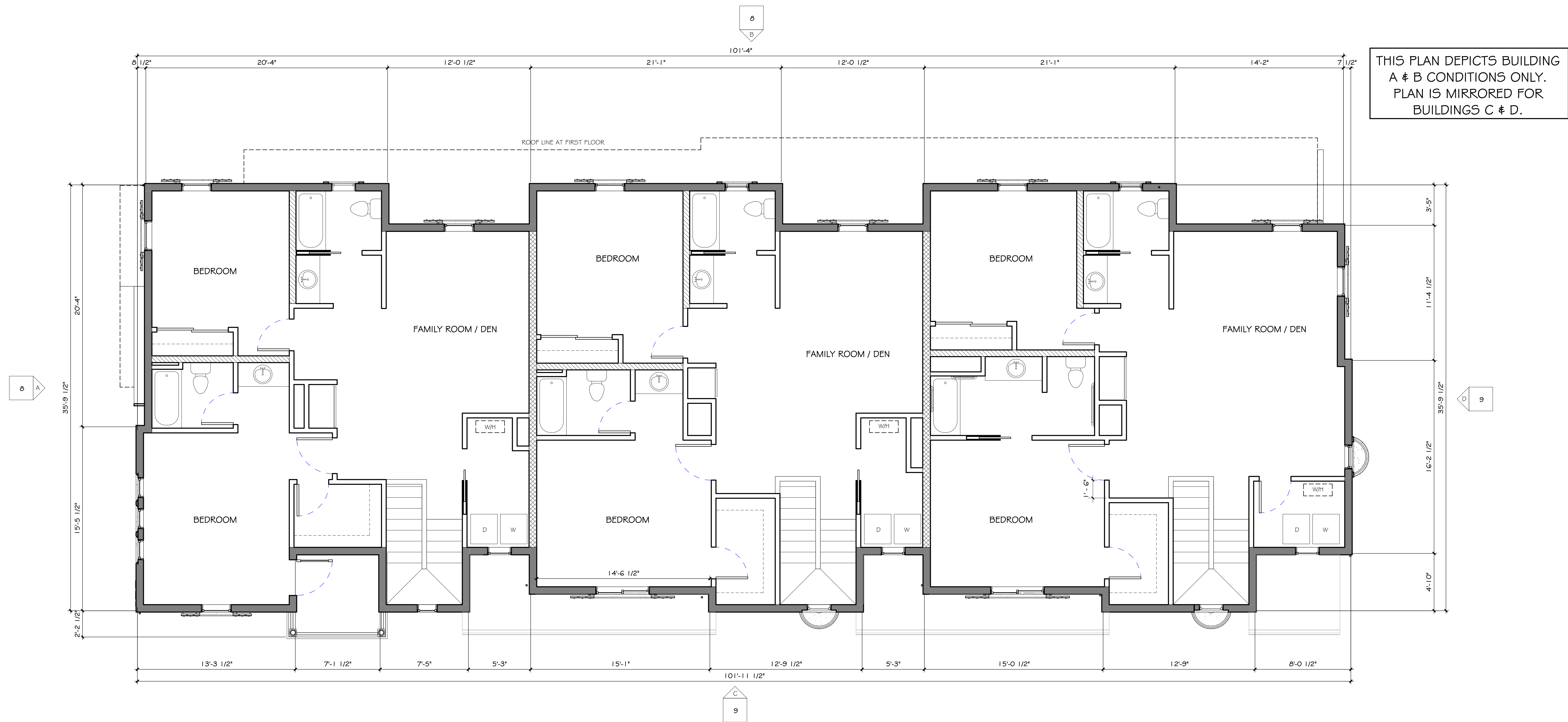


TYPICAL FIRST FLOOR PLAN

REVISIONS


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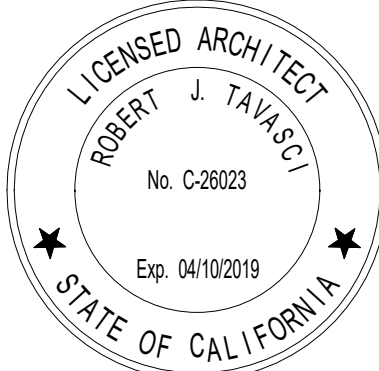
TYPICAL SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



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2844 E. THIRD STREET #204 • LONG BEACH, CA 90814

MULTI-FAMILY DEVELOPMENT  
961 E. PHILLIPS BOULEVARD • POMONA, CA

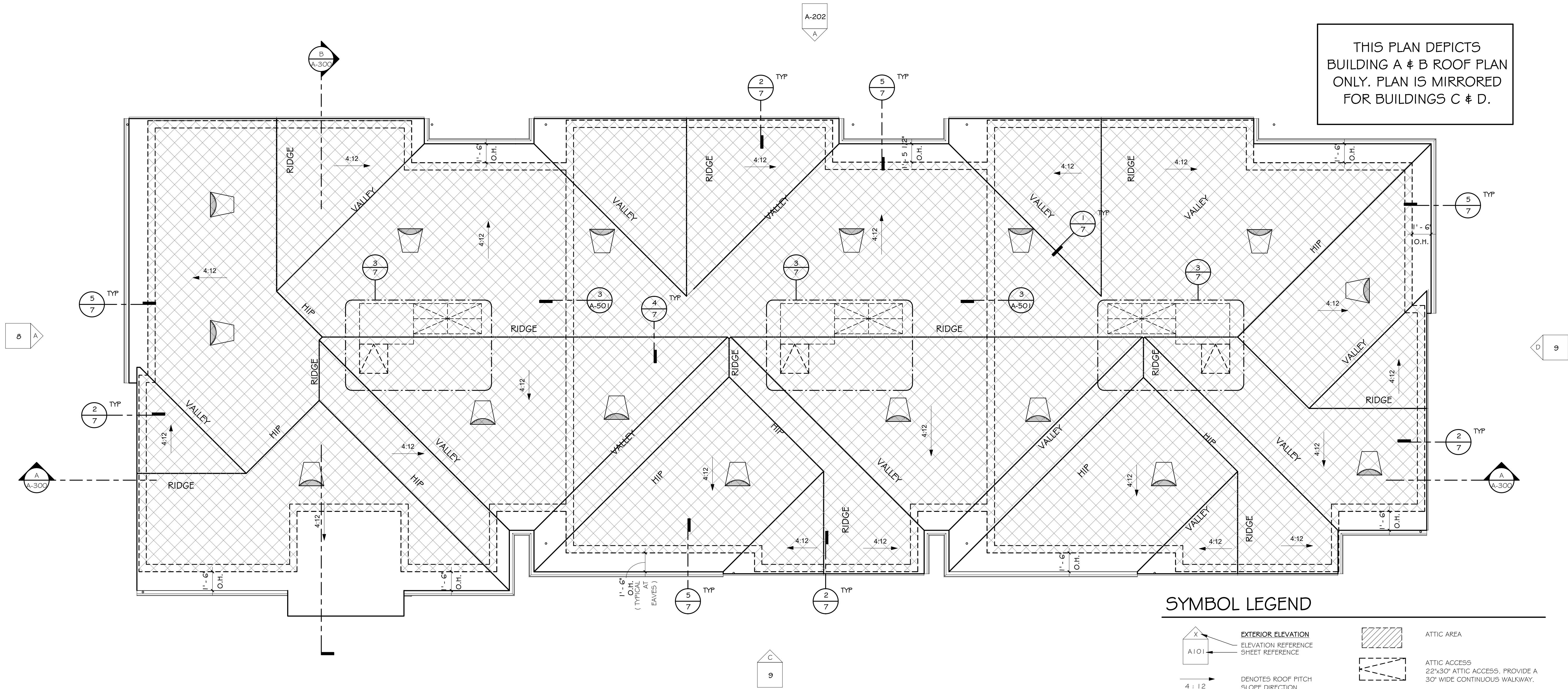


TYPICAL SECOND FLOOR PLAN

REVISIONS

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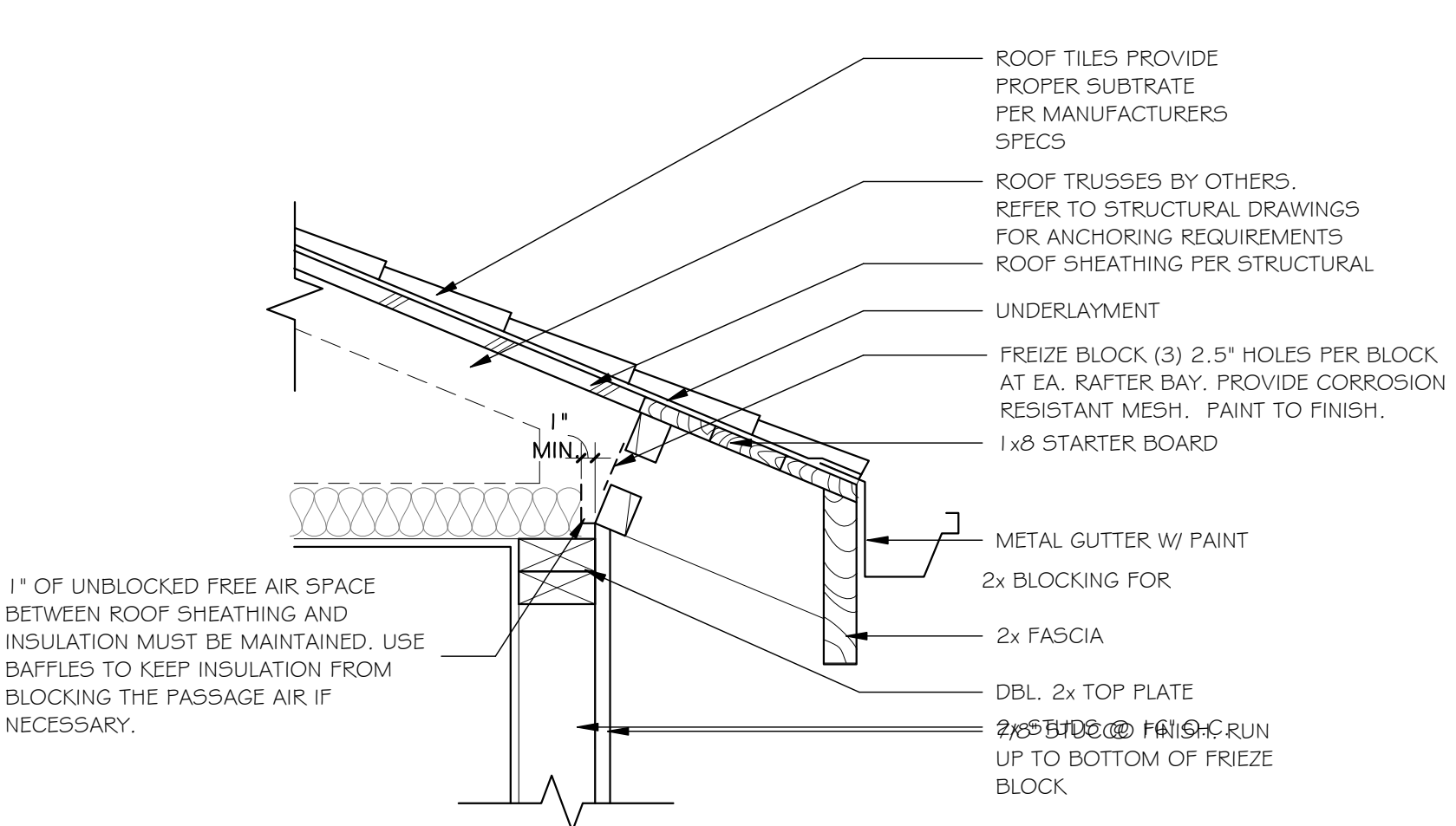


ROOF PLAN ( TYPICAL )

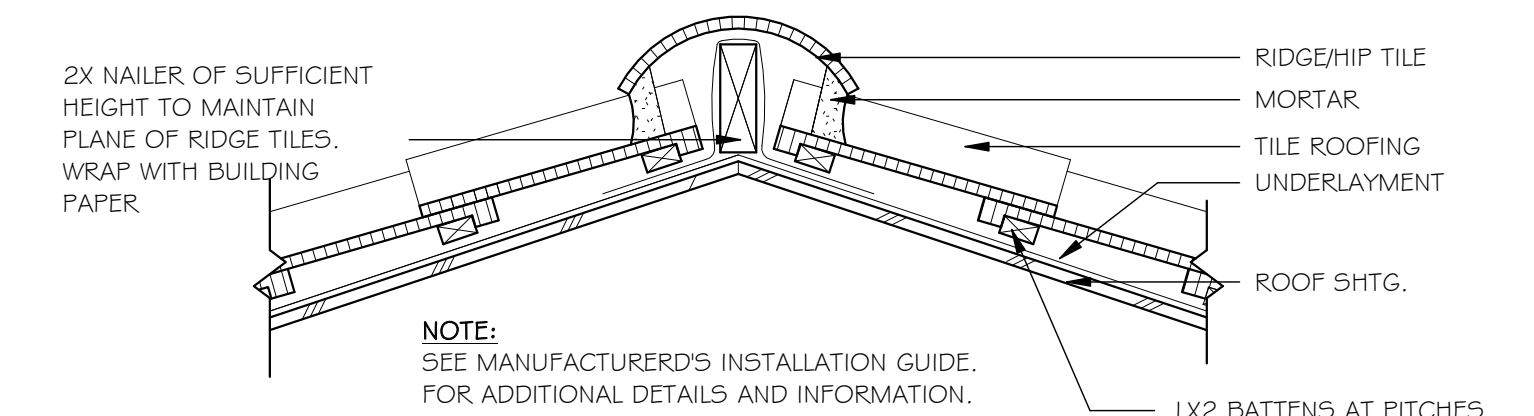
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND

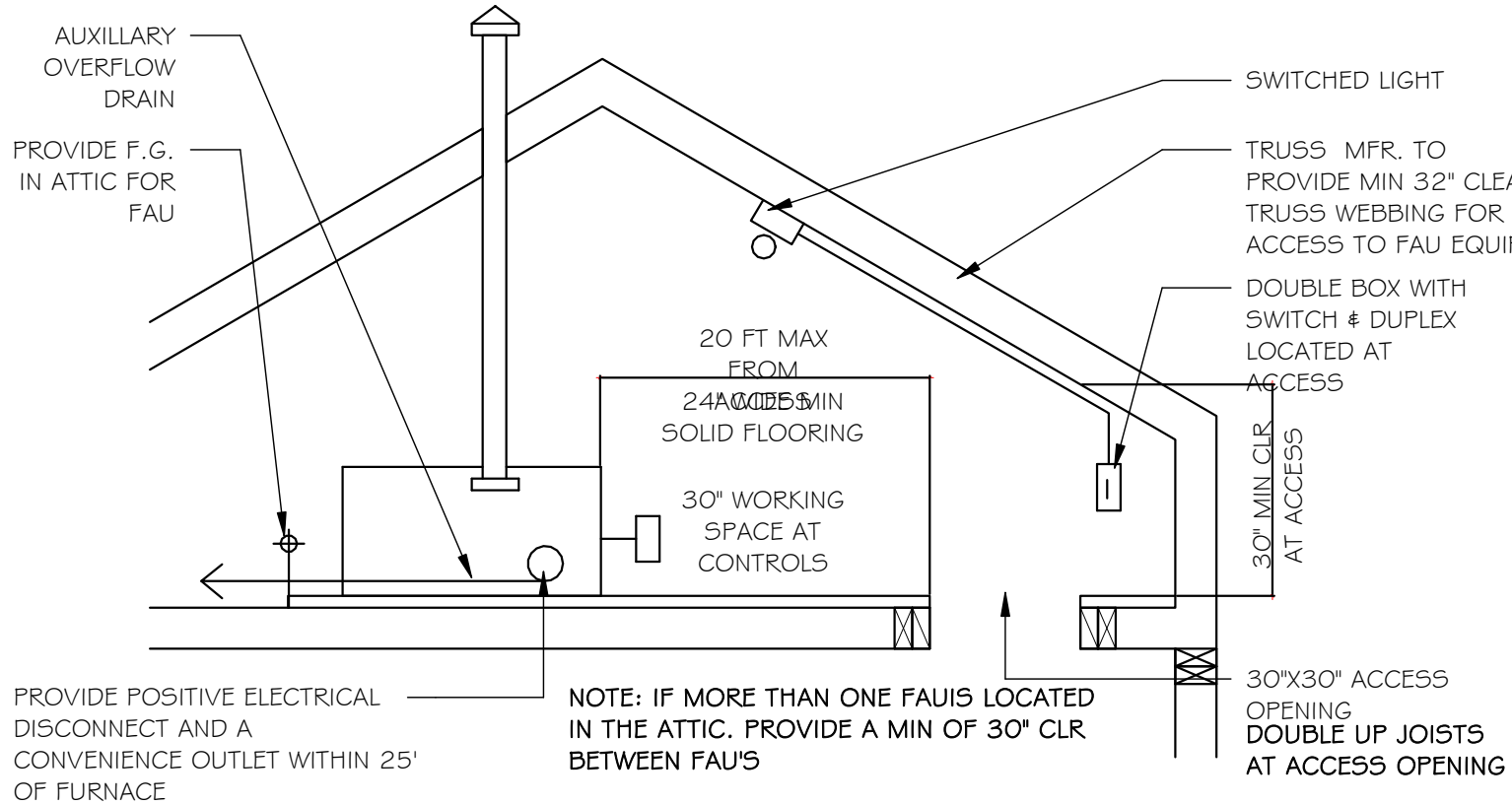
- EXTERIOR ELEVATION  
ELEVATION REFERENCE  
SHEET REFERENCE
- DENOTES ROOF PITCH  
SLOPE DIRECTION
- KEYNOTE  
REFER TO KEYNOTE LIST HEREON
- ATTIC AREA
- ATTIC ACCESS  
22"x30" ATTIC ACCESS, PROVIDE A  
30" WIDE CONTINUOUS WALKWAY.
- DORMER VENTS  
HALF ROUND ATTIC VENTS  
100 SQ. IN. OF VENTILATION



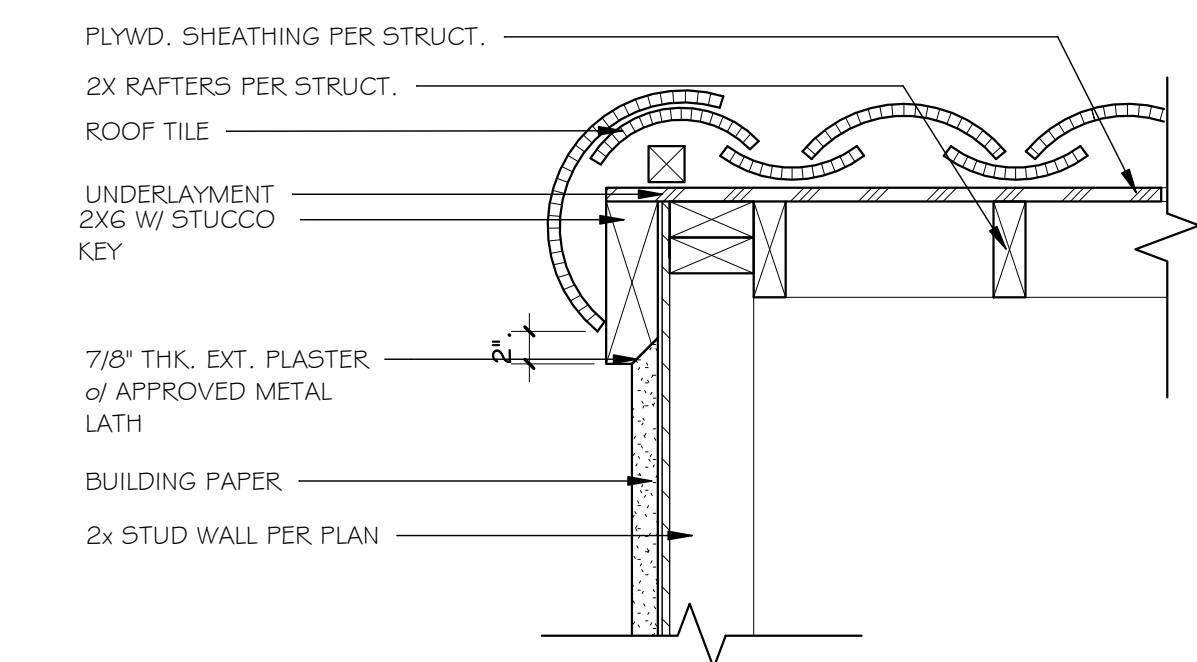
5 EAVE  
SCALE: 1" = 1'-0"



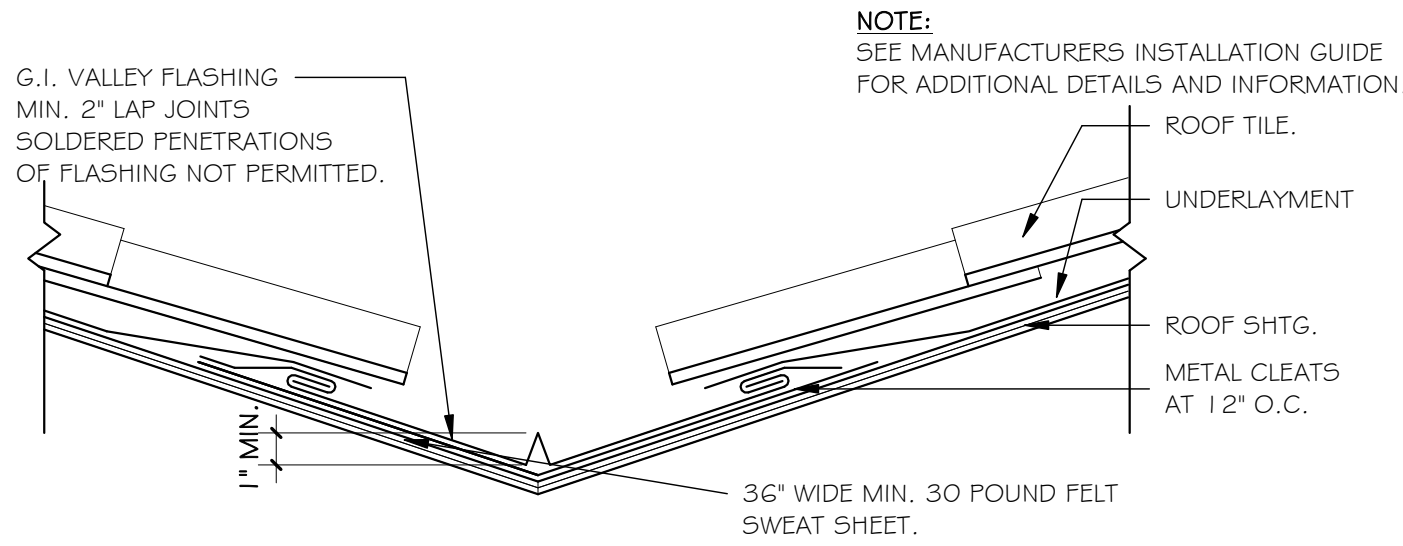
4 ROOF TILE RIDGE DETAIL  
SCALE: 1" = 1'-0"



3 FAU IN ATTIC  
SCALE: 1 1/2" = 1'-0"



2 RAKE DETAIL  
SCALE: 1" = 1'-0"



1 VALLEY FLASHING DETAIL  
SCALE: 1" = 1'-0"

ROOF NOTES

- ROOFING:**
- EAGLE ROOFING PRODUCTS  
BUILDER SELECT STANDARD WEIGHT ROOFING TILES  
STYLE: MALIBU  
COLOR: 498 KONA RED RANGE ( 9.7 P5F; APPROX. )  
CLASS 'A' TILE ROOFING ; KINGS CANYON BLEND,  
ICC-ES ESR-1900(OR EQUAL)
- ATTIC VENTILATION:**
- 3,359 SQ. FT. OF ATTIC AREA X 1/150 = 22.4 SQ. FT. (3,325 SQ. IN.)
- 50% OF VENTILATION PROVIDED BY DORMER VENTS 3' ABOVE EAVE. 1,612.5 SQ. IN OF VENTILATION REQUIRED AT DORMER VENTS. DORMER VENTS SHALL BE 24" HALF ROUND METAL VENT LOUVERS PROVIDING 100 SQ. IN. OF VENTILATION. (16 VENTS REQUIRED)  
PAINT FINISH TO MATCH ROOFING COLOR.
- 50% OF VENTILATION PROVIDED BY EAVE VENTS. 1,612.5 SQ. IN OF VENTILATION REQUIRED AT EAVE VENTS. EAVE VENTS SHALL BE 6" X 14" PROVIDING 84 SQ. IN. OF VENTILATION. ( 20 VENTS REQUIRED)  
PAINT FINISH TO MATCH EAVE COLOR.
- EAVE VENTS SHALL BE PROVIDED WITH A CORROSION RESISTANT WIRE MESH WITH 1/16" MIN TO 1/4" MAX. OPENINGS. A MIN. OF 1" AIRSPACE MUST BE MAINTAINED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT LOCATIONS OF VENTS.
- ALL VENTS SHALL BE COORDINATED TO PROVIDE PROPER CROSS VENTILATION AT ATTIC.

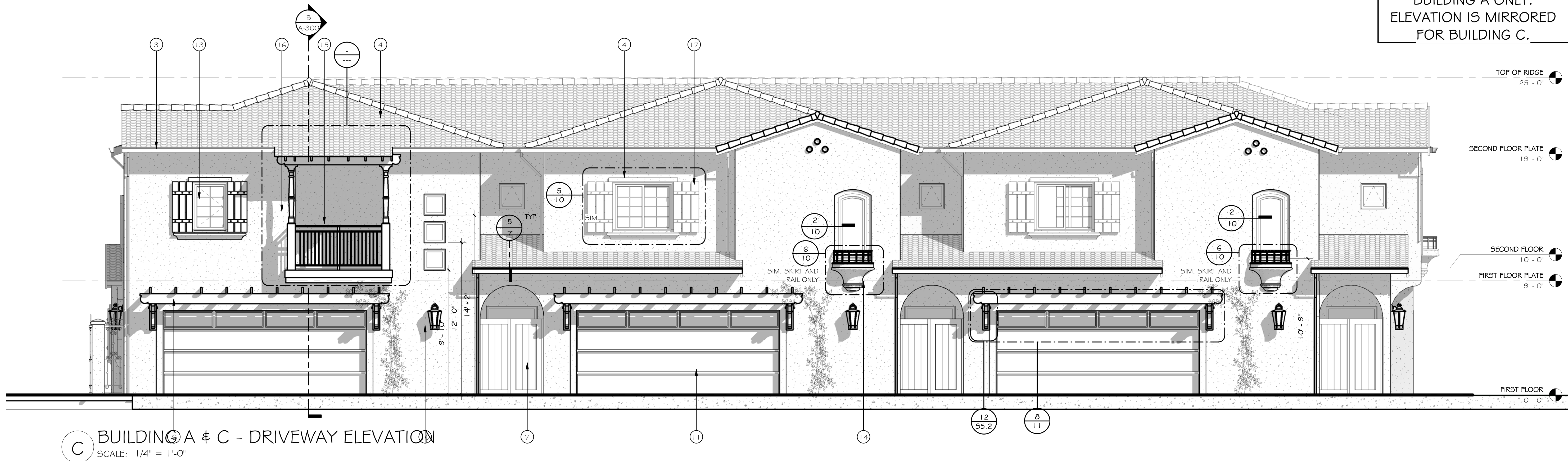
REVISION	
SHEET	
TYPICAL ROOF PLAN	
PROJECT NO.	11810-14
DATE	9/24/2014
DRAWN BY	Author
FILE	Checker
SHEET	



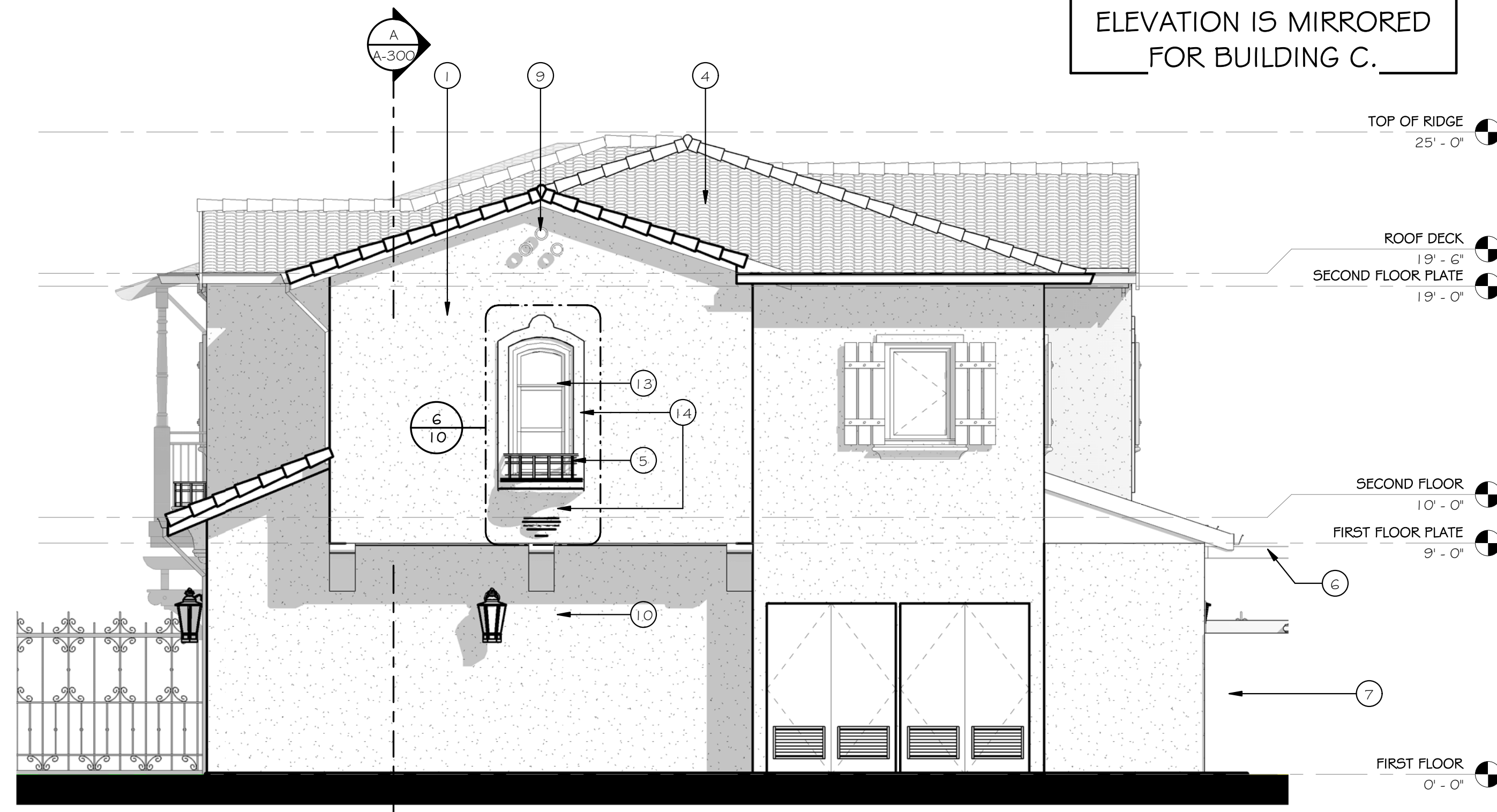




THIS ELEVATION DEPICTS  
BUILDING A ONLY.  
ELEVATION IS MIRRORED  
FOR BUILDING C.



THIS ELEVATION DEPICTS  
BUILDING A ONLY.  
ELEVATION IS MIRRORED  
FOR BUILDING C.



### ELEVATION KEYNOTES

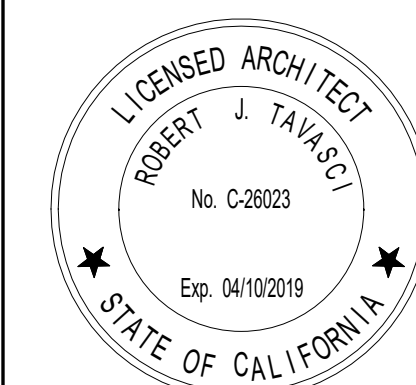
- LA HABRA STUCCO  
COLOR: HACIENDA (OR EQUAL)
- WOOD TRIM W/ PAINT FINISH.  
COLOR: DUNN EDWARDS - WILD MUSTANG (DEA161)
- PRE-FINISHED 5" ALUMINUM OGEE STYLE RAIN GUTTER W/  
2"x3" DOWNSPOUTS AND COLLECTOR BOX.  
COLOR: BROWN
- EAGLE STANDARD WEIGHT ROOFING TILES  
STYLE: MALIBU  
COLOR: 429 KONA RED RANGE (OR APPROVED EQUAL)
- METAL SECURITY GRILL BY OTHERS  
COLOR: DUNN EDWARDS - BLACK BEAN(DEG385)
- WOOD FRAMED TRELLIS WITH PAINT FINISH.  
COLOR: DUNN EDWARDS - WILD MUSTANG (DEA161)
- 6" VINYL FENCE  
COUNTRY ESTATE FENCE; MODEL: LAKELAND  
COLOR: ALMOND STREAK (OR APPROVED EQUAL)
- FOAM "CLAY PIPE" DETAIL
- WOOD FRAMED COLUMN W/ STUCCO FINISH. PAINT TO  
FINISH
- SPANISH MISSION STYLE EXTERIOR WALL SCONE. REFER  
TO "E" SHEETS FOR ADDITIONAL INFORMATION
- PREFINISHED SECTIONAL METAL GARAGE DOOR.  
COLOR: BROWN
- WOOD CORBEL W/ PAINT FINISH  
COLOR: DUNN EDWARDS - WILD MUSTANG (DEA161)
- VINYL WINDOWS  
COLOR: TAN (TYPICAL)
- FOAM PROFILE WITH PAINT FINISH  
COLOR: DUNN EDWARDS: FROSTING CREAM (DEW344)
- 42" HIGH TUBE STEEL GUARDRAIL  
COLOR: DUNN EDWARDS - BLACK BEAN(DEG385)
- TURN POST DETAIL WITH PAINT FINISH  
COLOR: DUNN EDWARDS - WILD MUSTANG (DEA161)
- DECORATIVE FOAM SHUTTERS WITH PAINT FINISH.  
COLOR: DUNN -EDWARDS DRAGON BAY (DE5725)
- ADDRESS IDENTIFICATION  
BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS  
IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE  
LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM  
THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS  
IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR  
BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC  
NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT  
BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS  
THAN 4 INCHES (102 MM) IN HEIGHT WITH A STROKE WIDTH  
OF NOT LESS THAN 0.5 INCH (12.7 MM). WHERE REQUIRED  
BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL  
BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO  
FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY  
MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS  
CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT,  
POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY  
THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE  
MAINTAINED.  
PREFINISHED FOAM (OR APPROVED EQUAL)



URBANAUT DESIGN GROUP

2844 E. THIRD STREET #204 • LONG BEACH, CA 90814

MULTI-FAMILY DEVELOPMENT  
961 E. PHILLIPS BOULEVARD • POMONA, CA



TYPICAL  
ELEVATIONS

REVISIONS

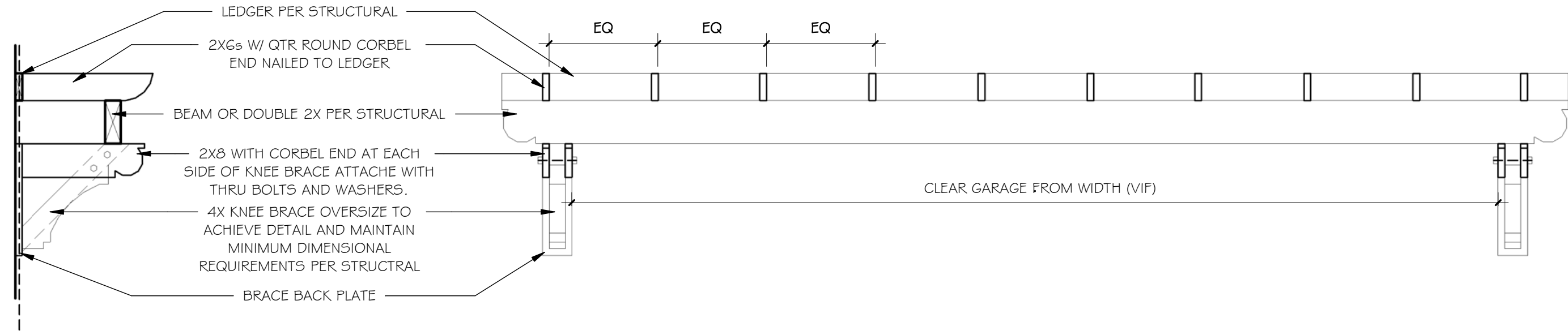
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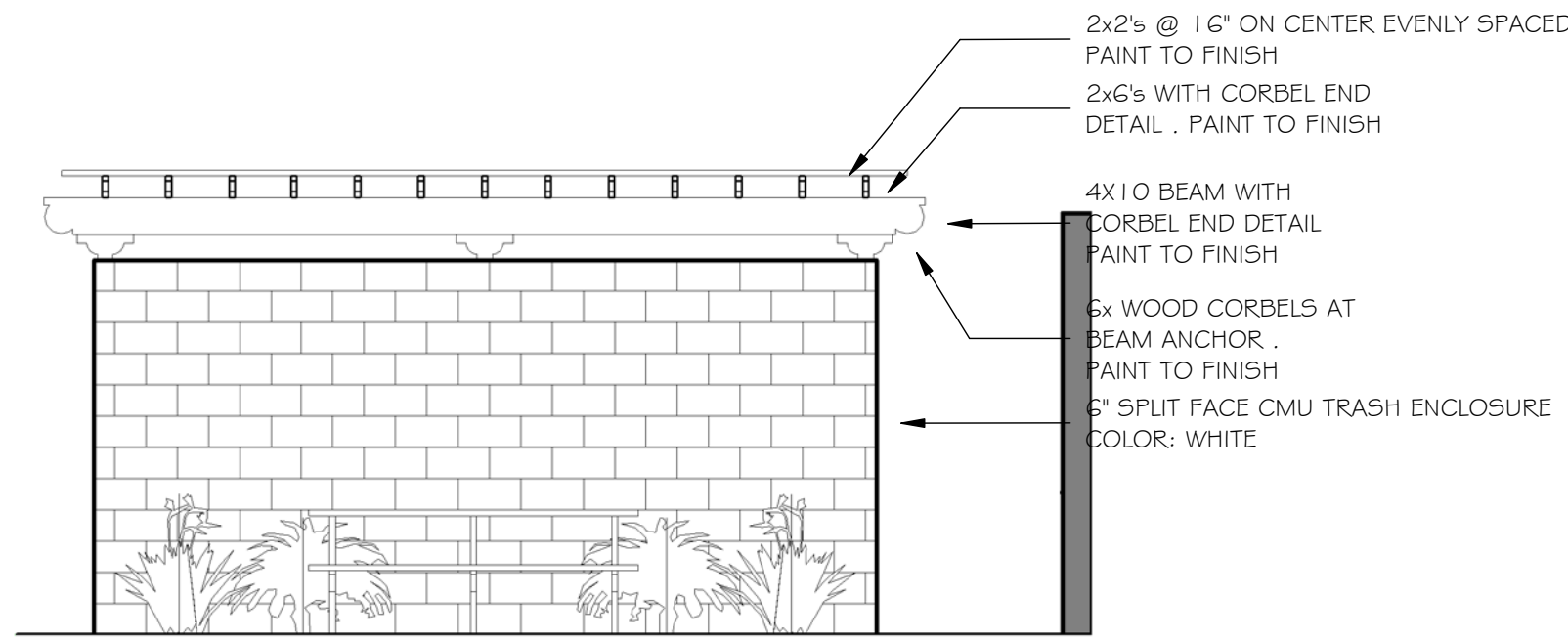






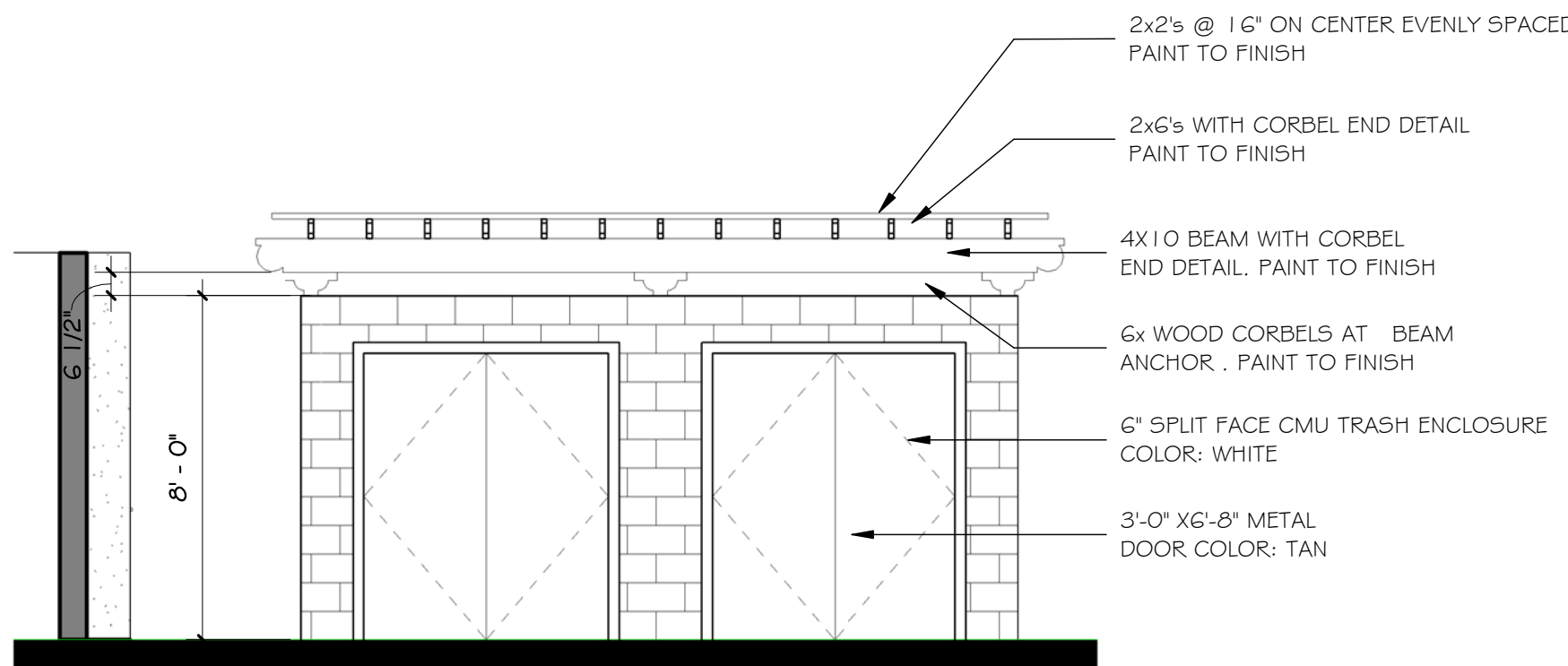
## 8 TRELLIS @ GARAGE

SCALE: 1/2" = 1'-0"



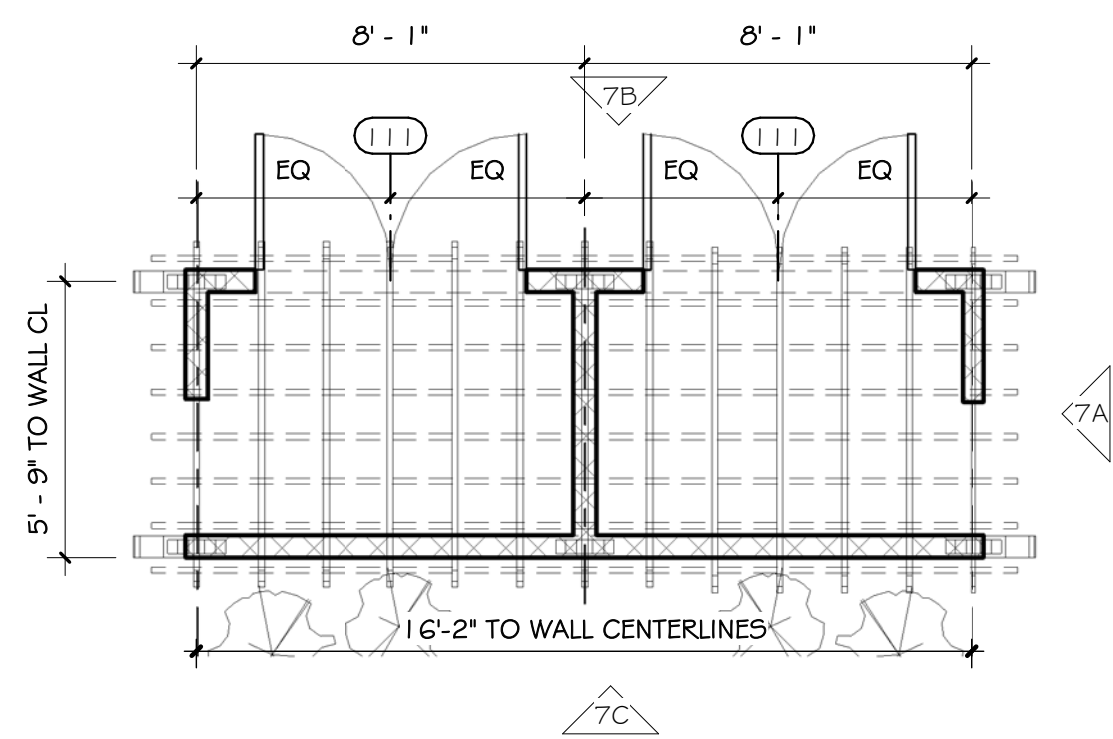
## TRASH ENCLOSURE ELEVATION "7C"

SCALE: 1/4" = 1'-0"



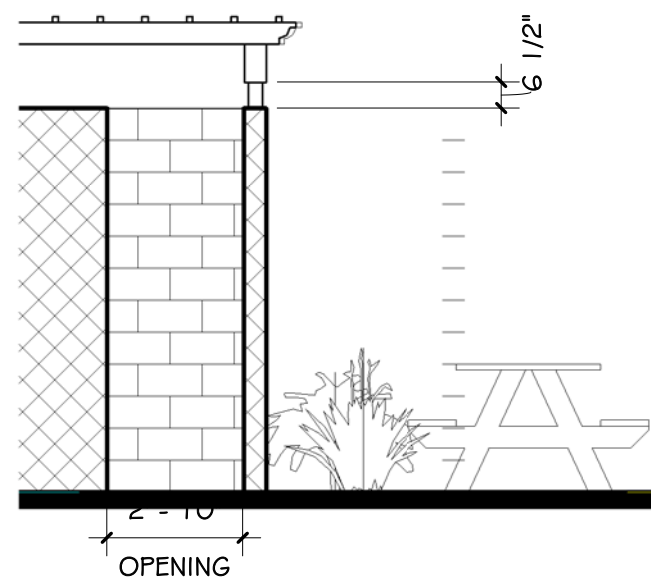
## ELEVATION "7B"

SCALE: 1/4" = 1'-0"



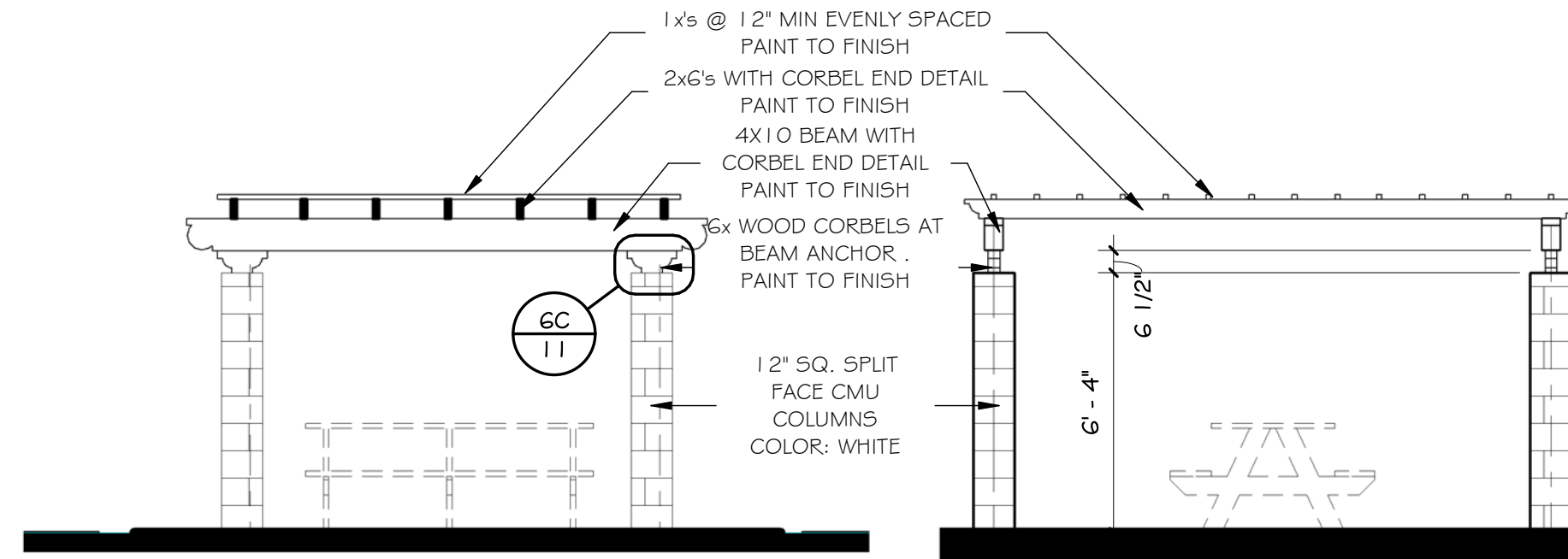
### SPECIAL NOTES

- PANT ALL EXPOSED WOOD MEMBERS COLOR: DUNN EDWARDS - WILD MUSTANG (DEA161); (OR APPROVED EQUAL)
- REFER TO STRUCTURAL DRAWINGS FOR ANCHORING DETAILS
- PROVIDE EXTERIOR GRADE LUMBER @ TRELLIS



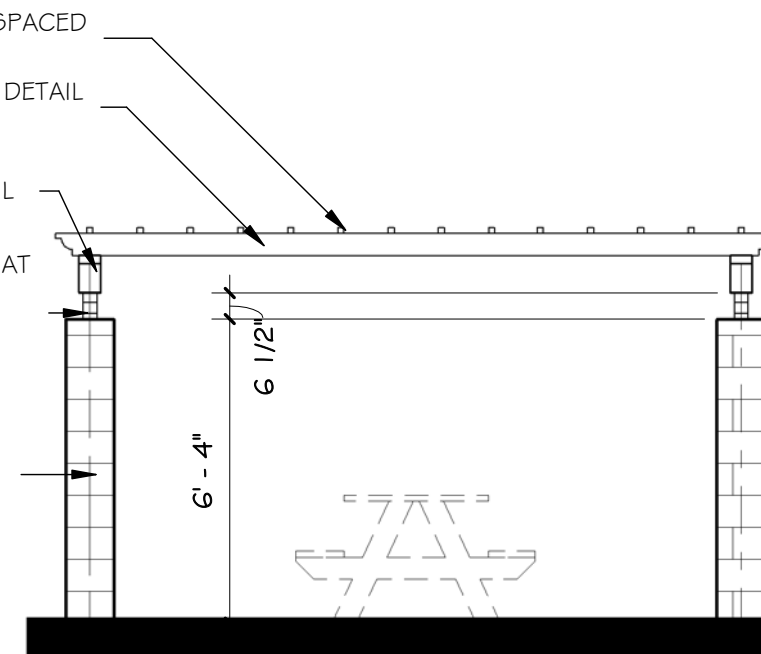
## ELEVATION "7A"

SCALE: 1/4" = 1'-0"



## TRELLIS ELEVATION "6A"

SCALE: 1/4" = 1'-0"



## TRELLIS ELEVATION "6B"

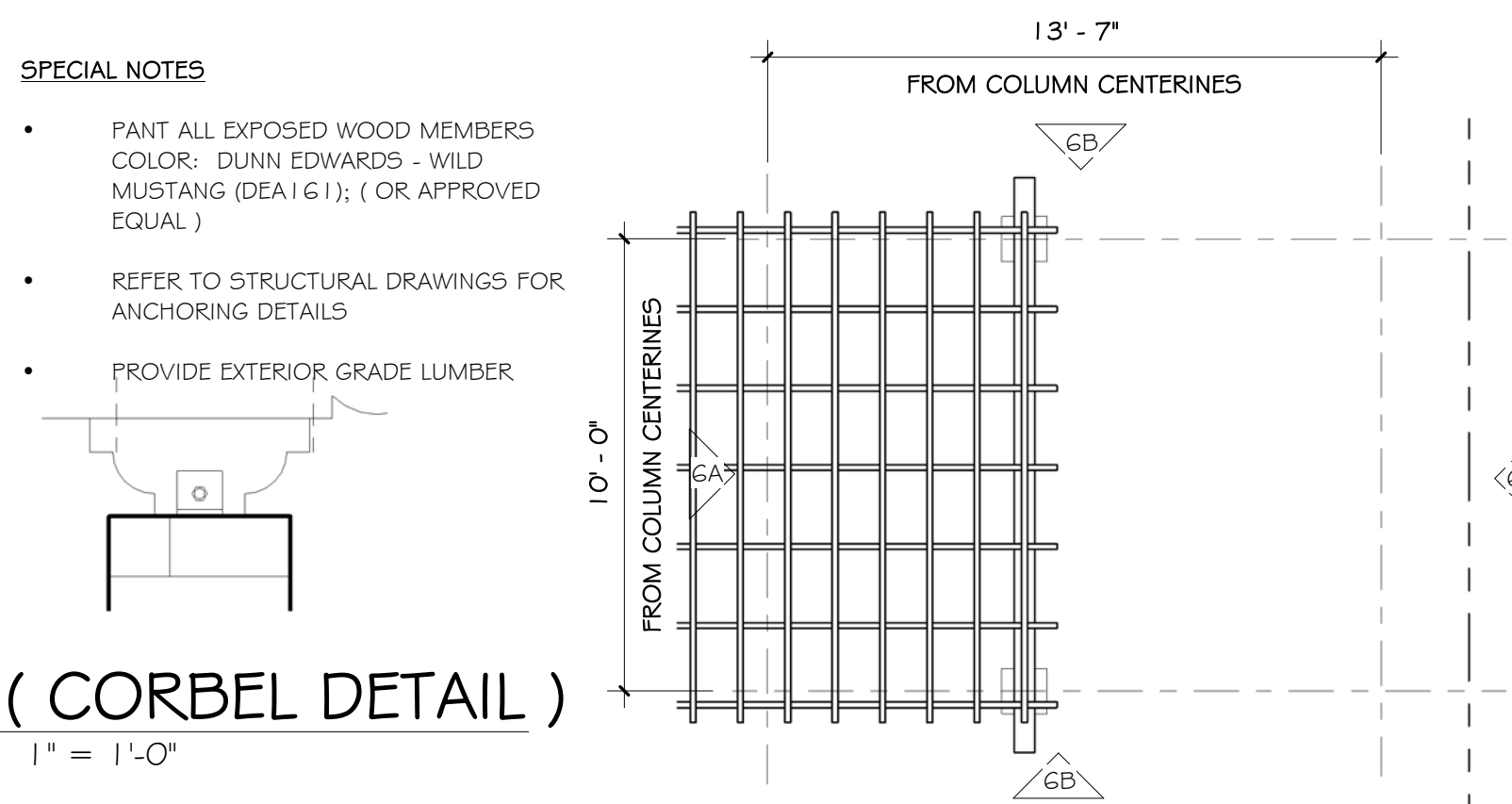
SCALE: 1/4" = 1'-0"

### SPECIAL NOTES

- PANT ALL EXPOSED WOOD MEMBERS COLOR: DUNN EDWARDS - WILD MUSTANG (DEA161); (OR APPROVED EQUAL)
- REFER TO STRUCTURAL DRAWINGS FOR ANCHORING DETAILS
- PROVIDE EXTERIOR GRADE LUMBER

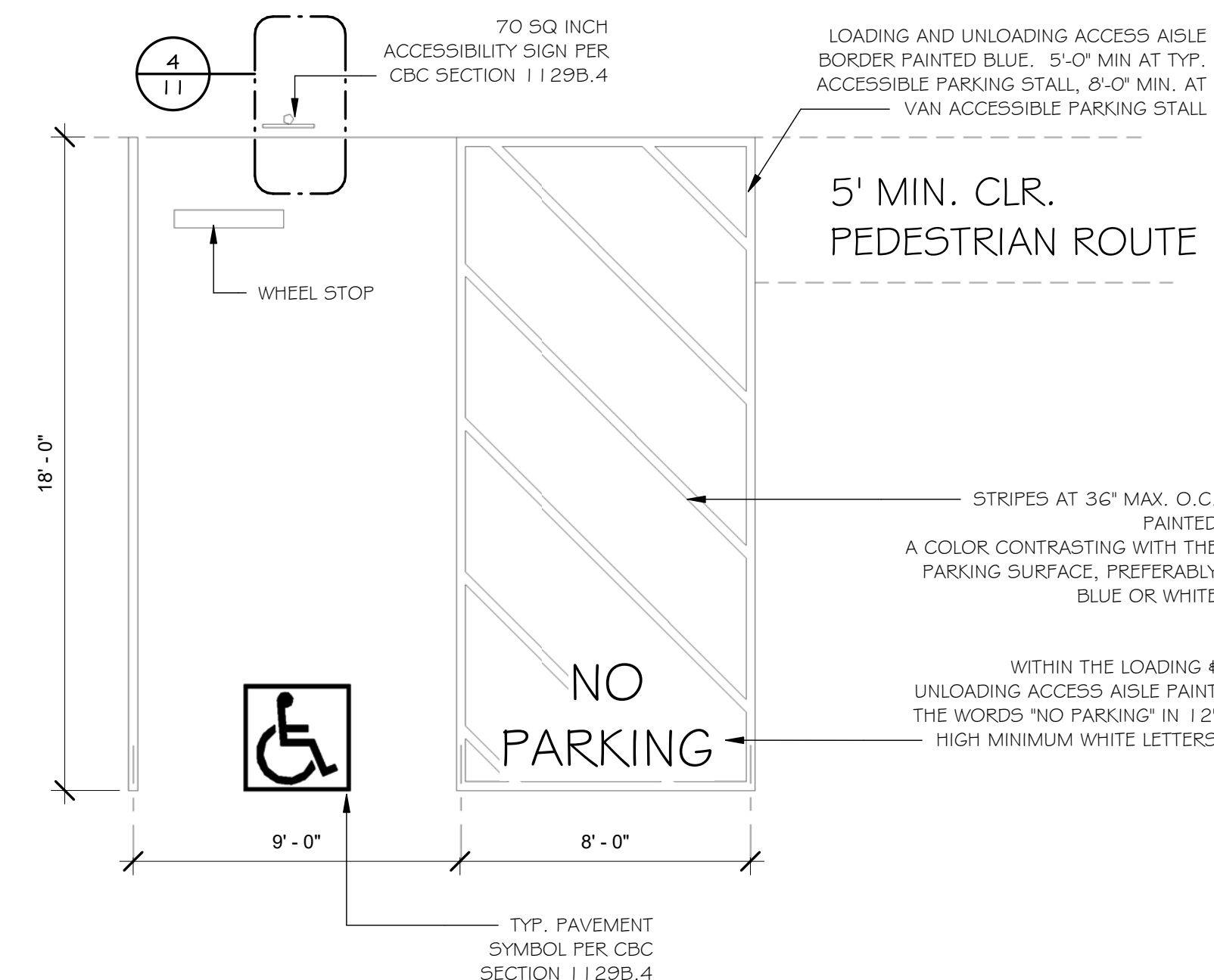
## 6C ( CORBEL DETAIL )

SCALE: 1" = 1'-0"



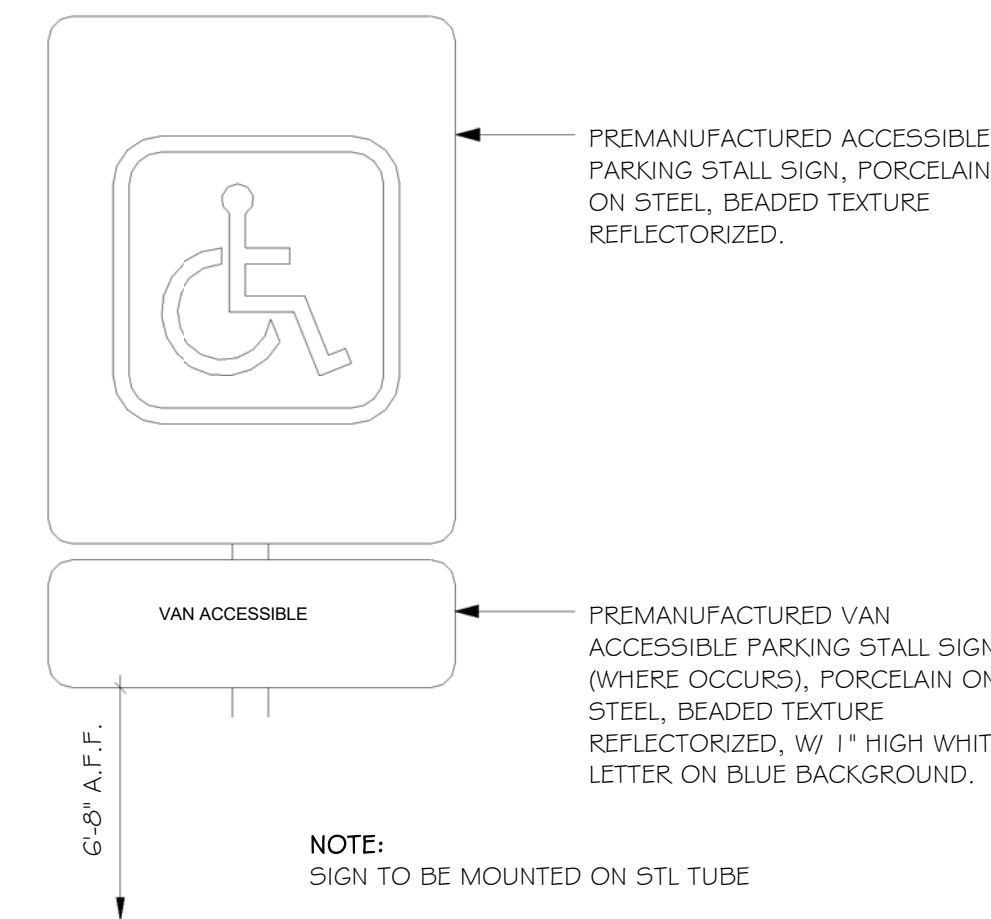
## 6 TRELLIS DETAIL

SCALE: 1/4" = 1'-0"



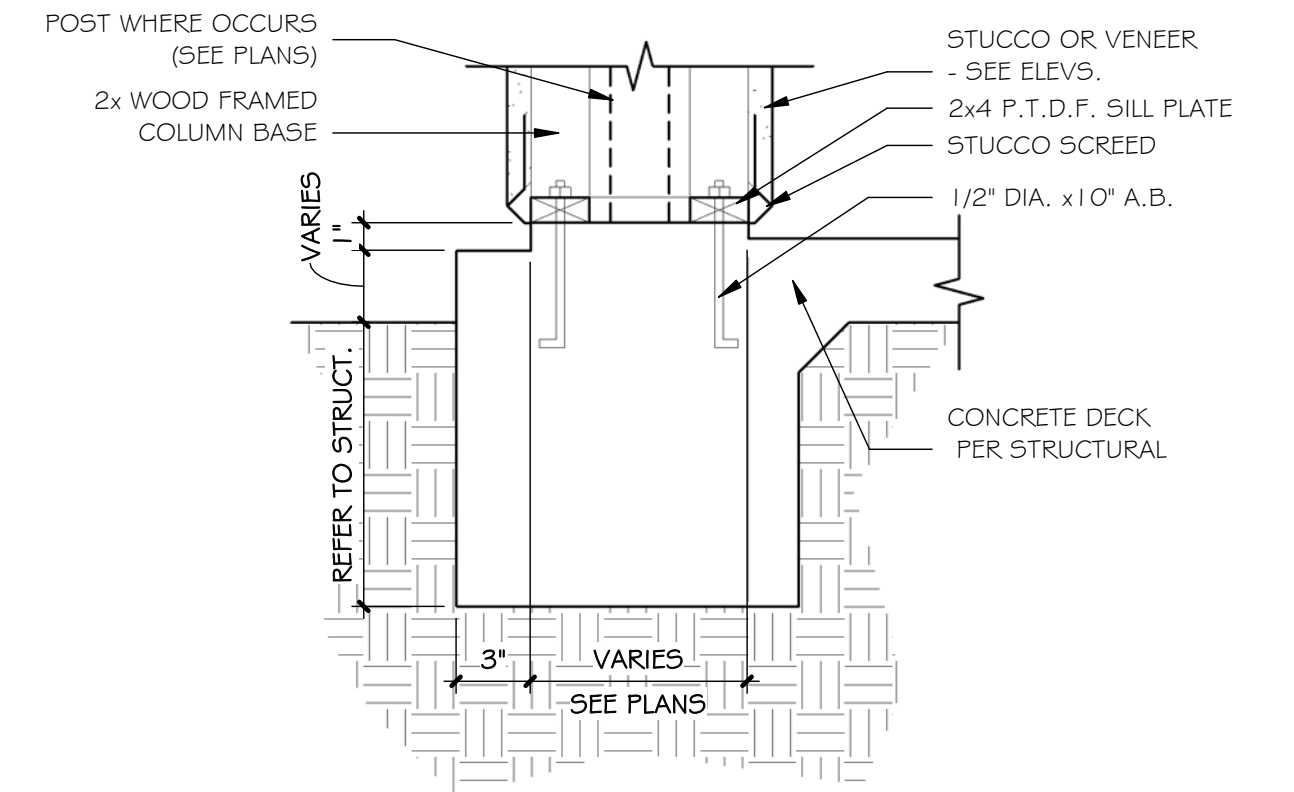
## 5 VAN ACCESSIBLE STALL

SCALE: 1/4" = 1'-0"



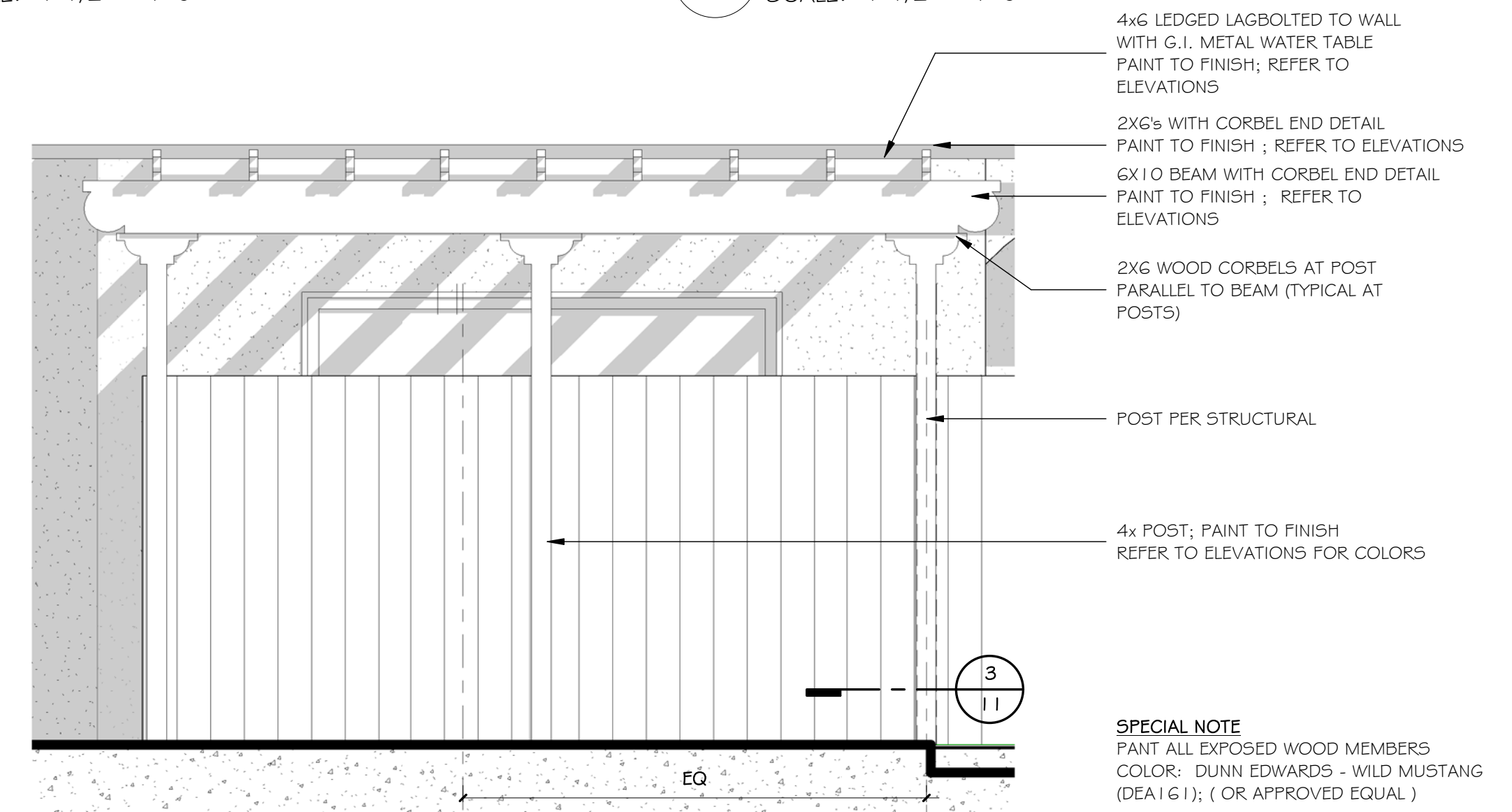
## 4 ACCESSIBLE STALL SIGNAGE

SCALE: 1 1/2" = 1'-0"



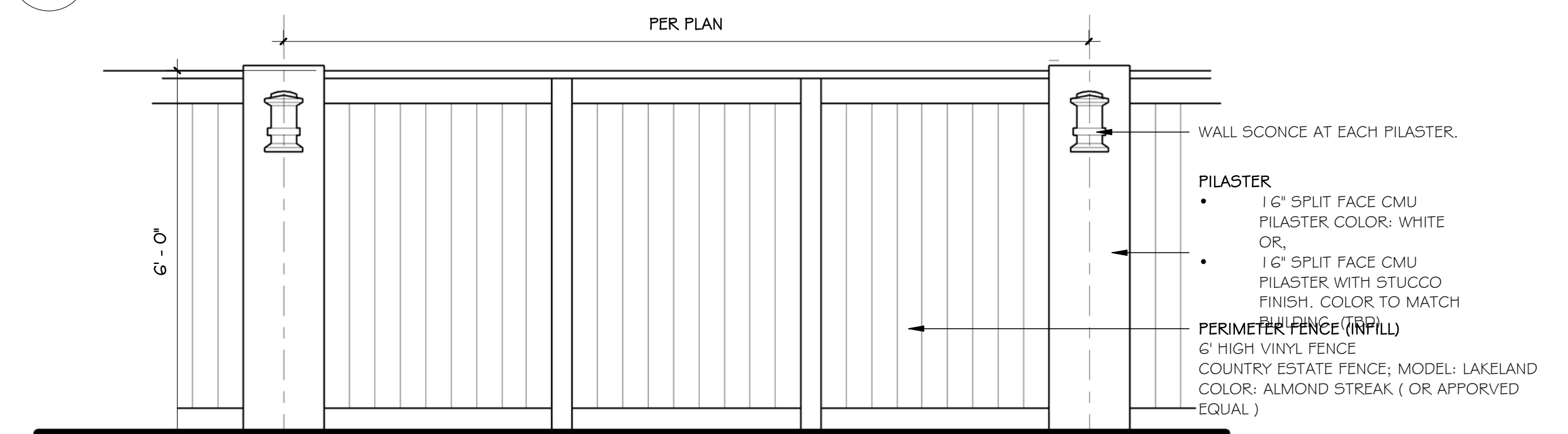
## 3 COLUMN FRAMING DETAIL

SCALE: 1 1/2" = 1'-0"



## 2 PRIVATE PATIO FENCE

SCALE: 1/2" = 1'-0"



## 1 CMU PILSATER AT WALL

SCALE: 1/2" = 1'-0"

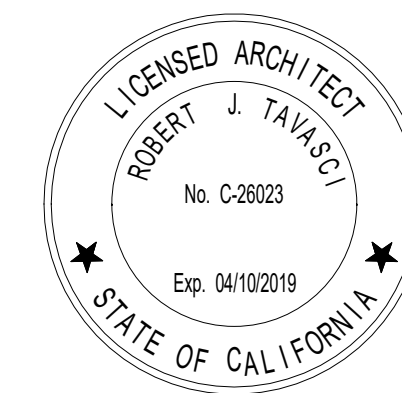
## 7 TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



URBANAUT DESIGN GROUP

2844 E. THIRD STREET #204 • LONG BEACH, CA 90814



DETAILS

REVISIONS

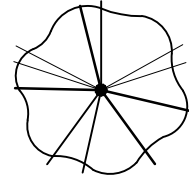
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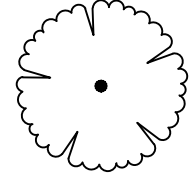


CONCEPT PLANT SCHEDULE



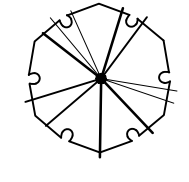
ACCENT TREE  
Agonis flexuosa 'Burgundy' / Burgundy Willow Myrtle  
Chilopsis linearis 'Burgundy' / Desert Willow  
Lagerstroemia x 'Natchez' / Crape Myrtle

7



CANOPY SHADE TREE  
Arbutus unedo / Strawberry Tree  
Fraxinus oxycarpa 'Raywood' TM / Raywood Ash  
Pyrus calleryana 'Bradford' / Bradford Flowering Pear  
Zelkova serrata 'Village Green' / Sawleaf Zelkova

8



SMALL PATIO TREE  
Alyogyne huegelii / Blue Hibiscus  
Rosa Patio Tree / Tree Rose  
Solanum rantonnetii 'Royal Robe' / Paraguay Nightshade

8



TALL BACKGROUND SHRUB  
Dodonaea viscosa 'Purpurea' / Purple Leafed Hopseed Bush  
Elaeagnus pungens 'Fruitlandii' / Fruitland Silverberry  
Olea europaea 'Little Ollie' TM / Little Ollie Olive  
Syzygium paniculatum / Brush Cherry

66



MEDIUM HEDGE SHRUB  
Escallonia x exoniensis 'Fradessi' / Pink Princess Escallonia  
Leucophyllum frutescens 'Compacta' / Compact Texas Ranger  
Nerium oleander 'Little Red' TM / Little Red Oleander

42



LOW SHRUBS  
Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush  
Ilex vomitoria 'Stokes Dwarf' / Dwarf Yaupon  
Lantana x 'New Gold' / New Gold Lantana

120



TALL ACCENT SHRUB  
Cupressus sempervirens 'Monshel' TM / Tiny Tower Italian Cypress

8



ACCENT SHRUB  
Anigozanthos x 'Big Red' / Big Red Kangaroo Paw  
Hemerocallis fulva / Orange Daylily  
Muhlenbergia capillaris 'Regal Mist' TM / Regal Mist Pink Muhly Grass  
Phormium tenax / New Zealand Flax  
Streitzia juncea / Narrow-Leaved Bird of Paradise

93



VINES  
Antigonon leptopus / Coral Vine  
Distictis buccinatoria / Blood Red Trumpet Vine  
Loniceria japonica 'Halliana' / Halls Honeysuckle Flowering Vine  
Trachelospermum jasminoides / Star Jasmine Trellis

12



SHRUBS FOR NARROW AREAS  
Dianella tasmanica 'Tas Red' / Tas Red Flax Lily  
Dietes bicolor / Fortnight Lily  
Hemerocallis fulva / Orange Daylily

448 sf

149 sf

149 sf

152 sf



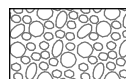
GROUND COVER  
Aptenia cordifolia 'Red Apple' / Baby Sunrose  
Dymondia margaritae / Silver Carpet Dymondia  
Myoporum parvifolium / Trailing Myoporum  
Osteospermum fruticosum / African Daisy  
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary

1,812 sf



LAWN SUBSTITUTE (ARTIFICIAL TURF)

2,083 sf



RIVER ROCK

504 sf

LANDSCAPE NOTES:

- Landscape Tabulations:  
Total site: 38,876 sq. ft. (0.81 acres)  
Total landscape on-site: 8,117 sq. ft. (20.9% of site)  
Total artificial turf: 2,083 sq. ft.  
Total river rock: 518 sq. ft.
1. Agronomical soil testing is required; report of soils test will be included on landscape construction plans.
  2. Landscape construction plans shall meet the requirements of City of Pomona's Landscape Development Guidelines.
  3. Landscape areas where compaction has occurred due to grading activities and where trees or storm water infiltration areas are located shall be loosened by soil fracturing.
  4. All above-ground utilities such as transformers and backflow devices shall be screened from public view.
  5. Any trees planted within five feet of curbs or paving shall be installed in a root barrier per detail.
  6. Edge between artificial turf and planting areas shall be 1" header polyboard per detail.

IRRIGATION NOTES:

- Automatic irrigation system to be installed that is water efficient, appropriate for the landscape hydrozones and provides 100% coverage.
- Landscape planting will meet MAWA water use requirements by using a low water efficient irrigation system and weather based smart controller.
- Landscape planting to be irrigated the following ways:
  - Trees: stream bubblers with PC
  - All other planting areas: drip irrigation
  - Existing lawn heads to be converted to rotators
- Irrigation plans shall provide separate systems for tree stream bubblers with PC screens.
- Landscape areas less than 10' in width shall be subsurface drip irrigated.
- Weather based smart controller such as Hunter X-Core, or Hunter PCC will be used.

WATER EFFICIENT LANDSCAPE WORKSHEET

POMONA, CA

Reference Evapotranspiration (ET <sub>0</sub> ):						
47.00						
Hydrozone #/Planting Description <sup>A</sup>	Plant Factor (PF)	Irrigation Method <sup>B</sup>	Irrigation Efficiency (IE) <sup>C</sup>	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area
MW	0.40	DRIP	0.81	0.49	4941.00	2440.00
MWTR	0.40	BUBBLERS	0.80	0.50	575.00	287.50
TOTALS:					5516.00	2727.50
ETWU TOTAL						79479.35
Maximum Allowed Water Allowance (MAWA) <sup>F</sup>						88404.93

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	2727.50
TOTAL AREA	5516.00
AVERAGE ETAF	0.49

<sup>A</sup> Hydrozone # / Planting Description

MW = Moderate Water use Plants

LW = Low Water use Plants

LWTR = Low Water use Trees

MWTR = Moderate Water use Trees

<sup>B</sup> Irrigation Method

R = Rotor

B = Bubbler

D = Drip

<sup>C</sup> Irrigation Efficiency

0.80 for bubbler

0.81 for drip

0.78 Hunter MP Rotator

<sup>D</sup> ETWU (Annual Gallons Required)

ET<sub>0</sub> x 0.62 x ETAF x Area

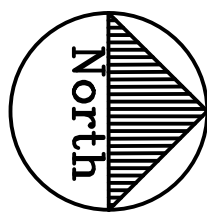
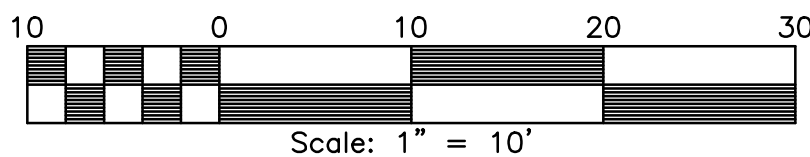
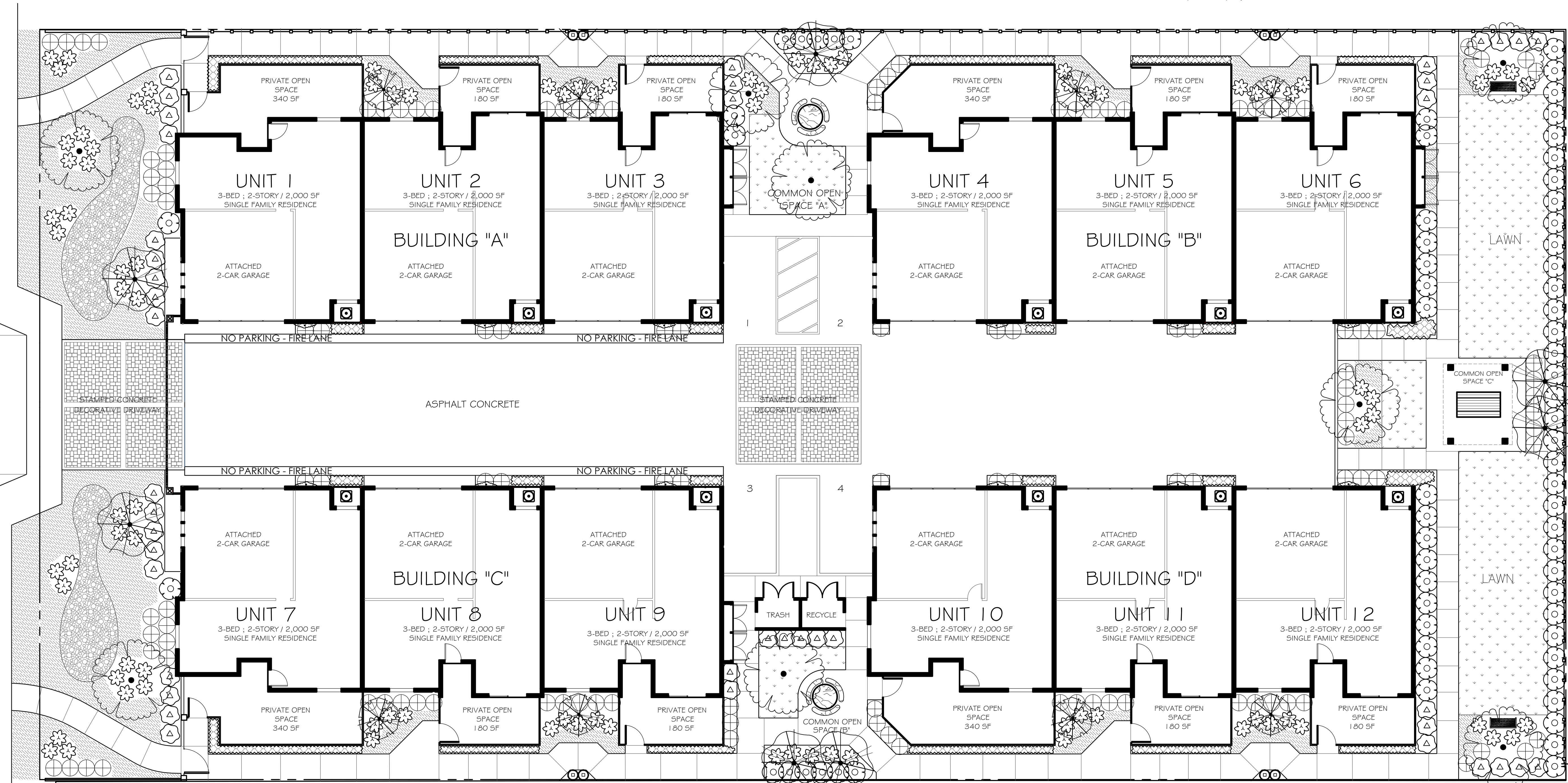
<sup>E</sup> MAWA (Annual Gallons Allowed)

(ET<sub>0</sub>)(0.62)(ETAF x LA)

Where 0.62 is a conversion factor that converts acre - inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

Where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

PHILLIPS BOULEVARD



ROYAL OAK DESIGN

Sylvia E. Lyons, Landscape Architect #1549  
2456 Hummingbird Way  
La Verne, CA 91750-2371  
Telephone: (909)593-4158  
Email: royaloakdesign@verizon.net

PRELIMINARY LANDSCAPE PLAN

PROJECT: 12-UNIT MULTI-FAMILY DEVELOPMENT

ADDRESS: 961 E PHILLIPS BLVD, POMONA, CA 91766  
DEVELOPER: WF CONSTRUCTION

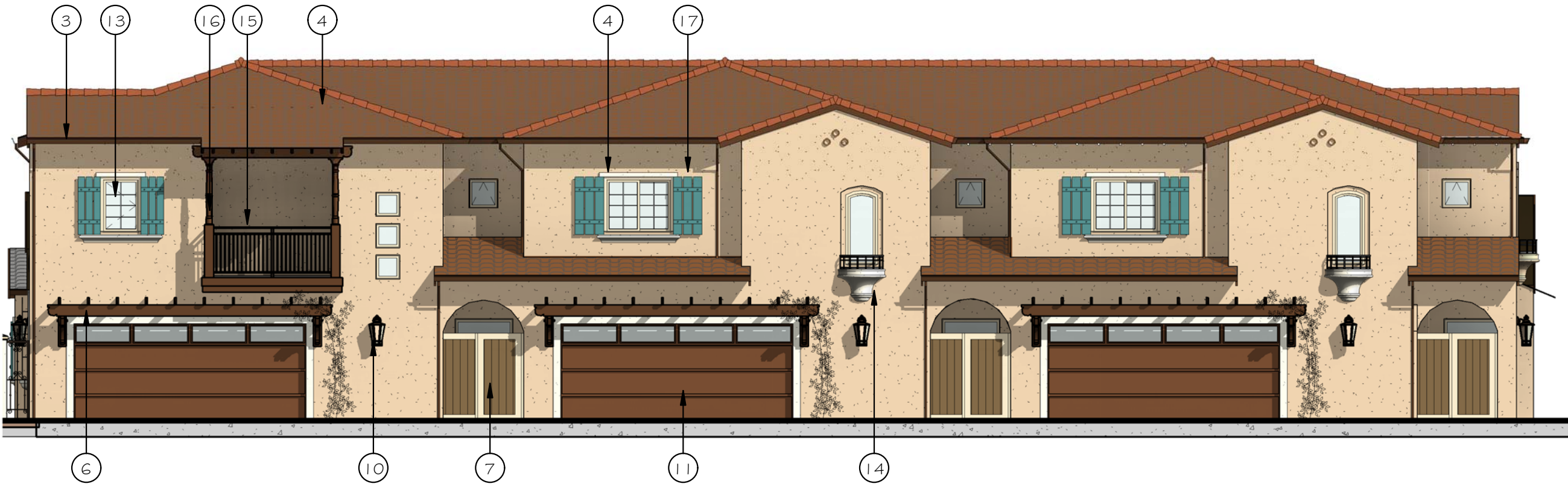


DRAWN  
S.L.  
DATE  
5/15/2020  
SCALE  
1" = 10' - 0"  
JOB NO.  
5322  
SHEET

L-1



961 PHILLIPS AVENUE MULTI-FAMILY DEVELOPMENT



ELEVATION KEYNOTES

- 1 LA HABRA STUCCO  
COLOR: HACIENDA (OR EQUAL)

2 WOOD TRIM W/ PAINT FINISH.  
COLOR: DUNN EDWARDS - WILD MUSTANG (DEA161)

3 PRE-FINISHED 5" ALUMINUM OGEE STYLE RAIN GUTTER W/  
2"x3" DOWNSPOUTS AND COLLECTOR BOX.  
COLOR: BROWN

4 EAGLE STANDARD WEIGHT ROOFING TILES  
STYLE: MALIBU  
COLOR: 429 KONA RED RANGE (OR APPROVED EQUAL)

5 METAL SECURITY GRILL BY OTHERS  
COLOR: DUNN EDWARDS - BLACK BEAN(DE6385)

6 WOOD FRAMED TRELLIS WITH PAINT FINISH.  
COLOR: DUNN EDWARDS - WILD MUSTANG (DEA161)

7 6' VINYL FENCE  
COUNTRY ESTATE FENCE; MODEL: LAKELAND  
COLOR: ALMOND STREAK ( OR APPORVED EQUAL )
- 8 FOAM "CLAY PIPE" DETAIL

9 WOOD FRAMED COLUMN W/ STUCCO FINISH. PAINT TO  
FINISH

10 SPANISH MISSION STYLE EXTERIOR WALL SCONCE. REFER  
TO "E" SHEETS FOR ADDITIONAL INFORMATION

11 PREFENISHED SECTIONAL METAL GARAGE DOOR.  
COLOR: BROWN

12 WOOD CORBEL W/ PAINT FINISH  
COLOR: DUNN EDWARDS - WILD MUSTANG (DEA161)

13 VINYL WINDOWS  
COLOR: TAN ( TYPICAL )

14 FOAM PROFILE WITH PAINT FINISH  
COLOR: DUNN EDWARDS: FROSTING CREAM (DEW344)

15 42" HIGH TUBE STEEL GUARDRAIL  
COLOR: DUNN EDWARDS - BLACK BEAN(DE6385)

16 TURN POST DETAIL WITH PAINT FINISH  
COLOR: DUNN EDWARDS - WILD MUSTANG (DEA161)
- 17 DECORATIVE FOAM SHUTTERS WITH PAINT FINISH.  
COLOR: DUNN -EDWARDS DRAGON BAY (DE5725)



**Site Photographs**  
**949, 953, 955, 961 E. Phillips Blvd.**



Front view of 949 E. Phillips Blvd.



Front windows of 949 E. Phillips Blvd.





Underneath roof eaves



Rear side of 949 E. Phillips Blvd.





Side photo of 494 E. Phillips Blvd.



Side photo of 533 E. Phillips Blvd.



Photo of exterior



Front entrance photo of 953 E. Phillips Blvd.





Rear photo of 953 E. Phillips Blvd.



Front entrance photo of 955 E. Phillips Blvd.



Side photo of 955 E. Phillips Blvd.



Rear photo of 955 E. Phillips Blvd.





Front exterior of 961 E. Phillips Blvd.



Rear photo of 961 E. Phillips Blvd.





Side photo of 961 E. Phillips Blvd.



Side photo of 961 E. Phillips Blvd.





Property east of subject site (church)



Property south of subject site (residential neighborhood)



Property west of subject site (single family residence)







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# CITY OF POMONA COUNCIL REPORT

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March 16, 2020

To: Honorable Mayor and Members of the City Council

From: James W. Makshanoff, City Manager

Submitted By: Anita D. Gutierrez, AICP, Development Services Director

**SUBJECT: SUPPLEMENTAL INFORMATION - APPEAL OF MAJOR  
CERTIFICATE OF APPROPRIATENESS NO. 11397-2019**

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## **RECOMMENDATION:**

Staff recommends that the City Council adopt one of the following resolutions (Attachment No. 1 and 2):

- 1. 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 (APN: 8333-031-013)**
- 2. RESOLUTION NO. 2020-42 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 11397-2019) FOR THE DEMOLITION OF FOUR PRE-1945 SINGLE FAMILY RESIDENCES LOCATED AT 949-961 E. PHILLIPS BOULEVARD (APN: 8333-031-013)**

## **EXECUTIVE SUMMARY:**

The matter before the City Council is an appeal of the Historic Preservation Commission's ("Commission") decision on Major Certificate of Appropriateness No. 11397-2019, to deny the demolition of four pre-1945 single-family residences, located at 949-961 East Phillips Boulevard. At its meeting of February 24, 2020, the City Council continued the item to March 16, 2020 and requested that staff provide additional information to allow the Council to make an informed decision based on the facts of the project and the City's established criteria (Attachment No. 3). This supplemental report provides clarification on staff's position and additional information as requested.

## **PREVIOUS RELATED ACTION:**

On February 24, 2020, the City Council continued the item without opening the public hearing to March 16, 2020 and requested that staff provide information to allow the Council to make an informed decision based on the facts of the project and the City's established criteria.

## **DISCUSSION:**

Based on the Council's direction to staff to provide information related to the facts of the project and how it pertains to the City's established criteria, staff offers the following information.

### **Historic Landmark Designation Criteria**

Pursuant to the Historic Preservation Ordinance in the Pomona Zoning Code, the key factor in making a determination on whether a pre-1945 structure can be demolished, is the question; does the structure possess any historical significance? Historical significance is based on meeting one or more of the ten historic landmark criteria listed in the zoning code (described in more detail below). If a structure was found to have met one or more of these criterion, then demolition would be denied.

In evaluating the potential for historical significance, staff utilized a variety of methods and sources, including, but not limited to: building permit history, City Directories dating back to at least the 1900's, Pomona Heritage Home Tour pamphlets, *Pomona Centennial History* by Pomona Centennial-Bicentennial Committee (1976), *Pomona Centennial History* by Gloria Ricci Lothrop (1988), *History of Pomona Valley, California with Biographical Sketches of the Leading Men and Women of the Valley Who Have Been Identified with Its Growth ... from the Early Days to the Present ..* by Frank Parkhurst and Los Angeles Historic Record Company, City of Pomona Sanborn Maps and the City of Pomona's Historic Resources Inventory Survey (1993).

Staff's research found that of the four structures located on the subject site, only two properties were identified in the City of Pomona's Historic Resources Inventory Survey (1993), 949 and 961 E. Phillips Blvd. The survey identified these as structures with no architectural characteristics or having been altered to lose their architectural value. The remaining two structures located at the rear of the property are assumed to have been excluded from the survey due to the lack of visibility and contribution to the City streetscape. In addition, the structures are not eligible for local landmark status, not eligible for listing in the California Register of Historic Resources, nor eligible for listing in the National Register of Historic Places. Furthermore, the structures also do not exemplify any special elements of the City's history or architectural features according to research conducted through the City directories and literature.

Staff's original recommendation to the Commission on April 3, 2019 was to approve the applicant's request to allow the demolition of the four (4) structures on the subject site. This recommendation was based on Section .5809-13(F)(8) of the City of Pomona Zoning Ordinance (PZO), which states that the Historic Preservation Commission shall first consider if the structure would likely meet any one of the criteria for historic landmark designation. In staff's professional opinion, the subject structures did not meet any of the criteria, as described below:

Criteria	Analysis
<p><i>It exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;</i></p>	<p>The City of Pomona Historic Resources Survey did not identify 955 and 953 E. Phillips Blvd. in the survey, and 949 E. Phillips was identified as Craftsman Bungalow home that has been altered, yet with potential to be a contributing structure should the alterations be reversed. However, according to <u><i>A Field Guide to American Houses</i></u> by Virginia Savage McAlester, the structure lacks many architectural details that distinguish a home as Craftsman Bungalow such as roof being supported by tapered square columns, or columns and piers extending to ground level. 961 E. Phillips Blvd. has been identified as a California Bungalow; however, it does not possess architectural character. In addition, the structures are not eligible for local landmark status, eligible for listing in the California Register of Historic Resources, nor eligible for listing in the National Register of Historic Places. The subject structures appear to have been constructed in 1910, 1923, 1925, and 1924 per Assessor records, although the original building permits have not been identified. Furthermore, the structures also do not exemplify any special elements of the City's history according to research conducted through the City directories and literature.</p>
<p><i>It is identified with persons or events significant in local, state, or national history;</i></p>	<p>No evidence has surfaced in staff's research in City directories and literature that the structure can be identified with persons or events significant in local, state or national history.</p>
<p><i>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;</i></p>	<p>The structure has characteristics of a Craftsman Bungalow and California Bungalow; however, Diane Marsh has recorded that structure has been altered and is architecturally noncontributing. There are no indications of a distinctive method of construction used on the structure, or of any indigenous materials or craftsmanship used in the construction.</p>

<p><i>It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;</i></p>	<p>The structures are located approximately 1.25 miles from historic district, and the area surrounding the property does not possess a unifying character and does not have a concentration of related historic or scenic properties.</p>
<p><i>It is the work of a notable builder, designer, landscape designer or architect;</i></p>	<p>The subject properties were built approximately in 1910, 1923, 1925, and 1924 and the builder could not be identified.</p>
<p><i>It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Pomona;</i></p>	<p>The structure is located on East Phillips Blvd. which is an urbanized area of the City. Surrounding land uses are church to the east, Alcott Elementary School to its southwest, and residential neighborhood. The area is developed with single-family residences and multi-family residential uses adjacent to the properties. There are no unique characteristics or an established and familiar feature surrounding these properties.</p>
<p><i>It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;</i></p>	<p>The structure does not possess significant architectural character, and does not possess any distinguishing details, structural and architectural innovations. There are ample examples of Craftsman Bungalow and California Bungalow architecture throughout the City of Pomona and the subject structure is not considered a “prime example” of this architectural style.</p>
<p><i>It is similar to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;</i></p>	<p>The subject structure has not been found to be similar to distinctive properties, sites, or areas in the City, based on an historic, cultural, or architectural motif. The structures have been identified as Craftsman Bungalow and California Bungalow; however, it has been altered to no longer hold architectural significance.</p>
<p><i>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;</i></p>	<p>The subject structure does not reflect significant geographic patterns of settlement and growth. It is located in a neighborhood comprised of single-family and multi-family residential buildings of different eras. The site does not involve any structures associated with transportation, park or community planning. As previously mentioned, the streetscape along Phillips Blvd. has changed significantly since 1993 when the survey was conducted. Several residential developments have been constructed along</p>

	Phillips Boulevard including a gated single-family residential community located south of the property.
<i>It is one of the few remaining examples in the city of Pomona, region, state, or nation possessing distinguishing characteristics or an architectural or historical type or specimen.</i>	The structure does not possess an architectural style or characteristic that distinguishes it from others of its kind. It is not one of few remaining examples of its architectural type in the City, the region, or the state. There are ample examples of Craftsman Bungalow and California Bungalow architecture throughout the City of Pomona and the subject structure is not considered a “prime example” of this architectural style.

### **Historic Preservation Commission Findings:**

During the Commission discussion on April 3, 2019, the Commission noted that many of the interior and exterior features on the four (4) structures were of original materials and architecturally intact. Furthermore, Commission provided additional findings during the June 5, 2019 hearing that the residences hold historical significance based on the fact that four residences are located on one lot and the movement of these residences in 1956 hold historical geographical settlement significance. The following lists the findings provided by the Commission according to each structure:

#### ***949 E. Phillips Blvd. (Structure A)***

<b>Criteria</b>	<b>Analysis</b>
<i>The structure exemplifies or reflects special elements of the city of Pomona’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;</i>	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.
<i>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</i>	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.

<b><i>It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;</i></b>	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.
<b><i>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;</i></b>	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 could make it its own historic area. Based on the above, the Commission finds that the home meets this criteria.
<b><i>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</i></b>	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)**

<b>Criteria</b>	<b>Analysis</b>
<b><i>It exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;</i></b>	Commissioners noted the interior batchelder fireplace located within the living room to be of significance. 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.
<b><i>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;</i></b>	Commissioners believed the home to be of Tudor architectural style. The steeply pitched, side-gabled roof and the tall narrow multi-pane windows resemble the Tudor architecture. The chimney of the home was also considered to be distinctive and most interior fixtures and kitchen to be in original condition.



<i>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;</i>	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 could make it its own historic area. Based on the above, the Commission finds that the home meets this criteria.
<i>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</i>	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)**

<b>Criteria</b>	<b>Analysis</b>
<i>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;</i>	Much of the interior of the home is kept intact. The interior exhibits beautiful mouldings. The interior kitchen and doors seem to be of original materials as well.
<i>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;</i>	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 could make it its own historic area. Based on the above, the Commission finds that the home meets this criteria.
<i>It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive</i>	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.



<i>examples of park or community planning</i>	
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**961 E. Phillips Blvd. (Structure D)**

Criteria	Analysis
<i>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;</i>	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 could make it its own historic area. Based on the above, the Commission finds that the home meets this criteria.
<i>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</i>	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.

In response to Council’s request on clarification of the Commission’s findings, staff has prepared summary minutes of the discussion portion of this item from the January 15, 2020 meeting, which capture the fundamental meaning of the discussion, but may not be a verbatim transcription. (Attachment No. 4).

**Third Party Evaluation**

In addition to the information above, the applicant submitted a *Peer Review for Request for Major Certificate of Appropriateness for 961 E. Phillips Boulevard*...prepared by Sapphos Environmental for the subject residence. The report analyzed the historical significance of residence based upon the eligibility criteria at each level of evaluation (federal, state, regional, and local), including the National Register of Historic Places and the California Register of Historical Resources as a California Landmark, a California Point of Historical Interest, and of a locally significant resource. The report also determined the subject residences fail to maintain the required level of integrity needed to be considered for recognition as a significant historical resource (Attachment No. 5).

### **Staff Recommendation:**

Based on Staff's original research, the third party evaluation, Commission discussion and evidence presented at the Historic Preservation Commission, staff does not believe there is enough evidence in the record at this time to support a finding of historical significance and therefore the demolition should be allowed.

### **Legal Basis for Determining Eligibility for Historic Landmark Designation**

An applicant for a certificate of appropriateness under Section .5809-13 of the Pomona Municipal Code may appeal the decision of the Historic Resource Commission to the City Council. Because Section .5809-13 requires the Commission to review certain evidence and make findings to support its decision, the City Council sits as a reviewing body to ensure that there is evidence to support the Commission decisions. Different standards of review apply to different types of decisions. In legislative decisions the Council may use its discretion to make policy or rules. In quasi-judicial decisions the Council is bound by legal constraints.

#### **Legislative Decisions:**

Legislative decisions are those that involve adopting laws or setting policy. Legislative acts declare a public purpose and provide for the means of its accomplishment. The City Council is the final say on legislative matters. Commissions may make recommendations on certain legislative items; however, these legislative decisions come to the City Council for final determination. Ordinances, Specific Plan Amendments and General Plan Amendments are examples of legislative decisions. Generally speaking, the City Council enjoys broad discretion in its legislative decisions and is bound only by the rule that its laws must be rationally related to legitimate government purposes and otherwise consistent with the general laws of the state.

#### **Quasi-Judicial Decisions:**

Quasi-judicial decisions differ from legislative ones because they are constrained by rules of fairness and affect the rights of individuals distinct from the public generally. While legislative acts generally formulate a rule to be applied to all future cases, quasi-judicial decisions apply an existing rule to a specific factual situation or parcel. Land use permit entitlement applications, such as certificates of appropriateness, are quasi-judicial decisions. These applications must be reviewed to determine whether they are consistent with the policies already set by the City Council in the form of ordinances that make up your land use laws and whether they comply with the standards already set by the City Council. In reviewing these types of applications, the City Council is required to evaluate evidence to determine whether substantial evidence supports required findings, which findings in turn bridge the analytical gap between the evidence and the conclusion/decision.

When reviewing the Historic Preservation Commission decision on appeal, the City Council should be reviewing the standards established for reviewing the application, the evidence submitted to the Commission and determine whether the evidence submitted and the findings support the Commission's decision.

In this role the City Council should be assisting in preparing a record that supports the City's final decision. This final decision may be subject to challenge in court so the Council must take care to have cite to evidence to support its final decision. This means the Council should make findings.

The courts have outlined five purposes for making findings, two relevant mainly to the decision making process, two relevant to judicial functions, and the last relevant to the community's confidence in the fairness of the City's decision-making process. Findings should do these five things:

1. Provide a framework for making principled decisions, enhancing the integrity of the administrative process;
2. Help make analysis orderly and reduce the likelihood that the agency will randomly leap from evidence to conclusions;
3. Enable the parties to determine whether and on what basis they should seek judicial review and remedy;
4. Apprise a reviewing court of the basis for the agency's action; and,
5. Serve a public relations function by helping to demonstrate to the parties that administrative decision making is careful, reasoned, and equitable.

Prepared by:

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Anita D. Gutierrez, AICP  
Development Services Director

#### **ATTACHMENTS:**

Attachment No. 1 – Draft CC Resolution No. 2020-26 (Deny Appeal)  
Attachment No. 2 – Draft CC Resolution No. 2020-42 (Uphold Appeal)  
Attachment No. 3 – CC Staff Report dated Feb 24, 2020  
Attachment No. 4 – Draft minutes – HPC Jan 15, 2020  
Attachment No. 5 – Peer Review by Sapphos Environmental

**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 without opening the public hearing, continued the appeal of denied Major Certificate of Appropriateness (MAJCOA 11397-2019) to the regularly scheduled meeting on March 16, 2020; and

**WHEREAS**, the City Council of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on March 16, 2020, concerning the appeal of denied 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 could make it its own historic area. 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 batchelder 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 could make it its own historic area. 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 could make it its own historic area. 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 could make it its own historic area. 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 16<sup>th</sup> day of March, 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 March 16, 2020 by the following vote of the Council:



AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Rosalia A. Butler, MMC  
City Clerk

**RESOLUTION NO. 2020-42**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 11397-2019) FOR THE DEMOLITION OF FOUR PRE-1945 SINGLE FAMILY RESIDENCES 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 without opening the public hearing, continued the appeal of denied Major Certificate of Appropriateness (MAJCOA 11397-2019) to the regularly scheduled meeting on March 16, 2020; and

**WHEREAS**, the City Council of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on March 16, 2020, concerning the appeal of denied 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 does not approve 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 could make it its own historic area. 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 batchelder 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 could make it its own historic area. 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 could make it its own historic area. 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 could make it its own historic area. 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 approves 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 16<sup>th</sup> day of March, 2020.

**CITY OF POMONA:**

\_\_\_\_\_  
Tim Sandoval  
Mayor

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Sonia Carvalho  
City Attorney

**ATTEST:**

\_\_\_\_\_  
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 March 16, 2020 by the following vote of the Council:

AYES:  
NOES:  
ABSTAIN:



ABSENT:

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Rosalia A. Butler, MMC  
City Clerk



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# CITY OF POMONA COUNCIL REPORT

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February 24, 2020

To: Honorable Mayor and Members of the City Council

From: James W. Makshanoff, City Manager

Submitted By: Anita D. Gutierrez, Development Services Director

**SUBJECT: APPEAL OF MAJOR CERTIFICATE OF APPROPRIATENESS NO.  
11397-2019**

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## **RECOMMENDATION:**

Staff recommends that the City Council deny the appeal and adopt the following resolution (Attachment No. 1):

**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 961 EAST PHILLIPS BOULEVARD**

## **EXECUTIVE SUMMARY:**

The matter before the City Council is an appeal of Major Certificate of Appropriateness (MAJCOA 11397-2019) by the project applicant. On January 15, 2020, the Historic Preservation Commission (HPC) denied the applicant's request for demolition of four (4) pre-1945 single-family residences located on a single lot. On January 30, 2020, the applicant filed an application to appeal the decision of the HPC (Attachment No. 2). A denial of the appeal would uphold the Commission decision.

## **FISCAL IMPACT:**

There will be no impact to the General Fund.

## **PUBLIC NOTICING REQUIREMENTS:**

Pursuant to Section .5809-13, of the City of Pomona Zoning Ordinance (Historic Preservation), a notice of public hearing is required to be sent to the applicant and mailed to all owners of property

located directly adjacent to and directly across the street from the subject site, at least ten days prior to the date of the public hearing. A notice was sent to the applicant, adjoining property owners, and the local newspaper on February 11, 2020 (Attachment No. 3).

### **PREVIOUS RELATED ACTION:**

On April 3, 2019, the HPC conducted the first of three public hearings where the HPC considered the request to allow the demolition of the four (4) pre-1945 single-family residences built between 1910 and 1925. At this hearing, staff brought forward a recommendation to allow the demolition of all four (4) structures; however, the Commission found all four structures to have historical significance. The Commission closed the public hearing and continued the item with a request that staff return with findings to deny the applicant's request at a future HPC meeting. Subsequent to the April 3 public hearing, the applicant submitted a third party historical review report to evaluate the historical significance of the four single-family residences. The report concluded that the four subject residences should not be considered historical resources pursuant to Section 15064.5(a) of the CEQA Guidelines.

At the June 5, 2019 HPC meeting, staff presented findings for denial of the applicant's request to demolish the four residences, along with a request for additional input from the HPC on the findings to deny the request. The third party historical review report submitted by the applicant could not be considered at this meeting because the public hearing had been closed at the April 3<sup>rd</sup> meeting. The HPC indicated their interest in considering this 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.

Staff was prepared to bring the item back to HPC at its August 7, 2019 meeting; however, on July 01, 2019, the project contractor provided staff with an email requesting that the item be taken off the August meeting agenda, stating that the applicants were not prepared to move forward at that point in time. On November 24, 2019 the property owner, provided staff with an email requesting that the project be scheduled for the next available HPC meeting without changes to the project, and on November 29, 2019, the owner submitted a revised historical review report with additional information regarding the historical significance of the four homes. Subsequently, staff scheduled the project for the next available HPC meeting.

On January 15, 2020, the HPC conducted a new public hearing on this project and denied the applicant's request to demolish the four subject residences on a 7-0-0-0 vote.

### **DISCUSSION:**

The City of Pomona's Historic Resources Inventory completed in 1993 identified two of the subject residences (949 and 961 E. Phillips Blvd.) as being in poor condition and non-contributors to the historic streetscape. Further, the residences are not identified as eligible for local landmark status, and not eligible for listing in the California Register of Historic Resources nor the National Register of Historic Places.

The other two residences (955 and 953 E. Phillips Blvd.) are not identified in the City of Pomona's Historic Resources Inventory. In addition, staff reviewed the City Directory, City resources and books available at the Pomona Public Library to identify any persons associated with the

residences who made significant contribution to local, state, or national history and determined that they are not identified with person or events significant in local history. Furthermore, staff determined that the residences did not possess special characteristics that distinguish it from other structures of the period and would not meet the landmark designation criteria.

Nonetheless, the Historic Preservation Commission found all four residences to have historical significance and value due to their demonstration of original material, distinct interior and exterior architectural qualities. Furthermore, additional findings were provided by the HPC stating that the residences hold historical significance based on the fact that the four residences are located on one lot and the movement of these residences in 1956 hold historical geographical settlement significance. Please see Attachment No. 4 for a full analysis and discussion on the findings of significance by the HPC from the first two public hearings.

During discussion at the January 15<sup>th</sup> HPC hearing, the Commission expressed the opinion that there was historical significance in these buildings in that the movement of the three homes to this one site says something about the socioeconomic history at that point in time. The Commission further stated that the movement of these homes indicated that people valued and showed more respect for existing buildings, rather than just demolishing them. It was further stated that they had seen other buildings moved from one site to another but have not seen this sort of congregation on a single lot. It was also stated that few building permits were pulled since the relocation in 1956, which implied that the home was kept in original condition and therefore, historically significant. One Commissioner stated that they believed the role of the Commission was to figure out what is significant to Pomona's local history and to not evaluate only grand and elite buildings.

It was stated that the moving of these homes to this property was a precursor to developers building multiple properties on one lot, and that it was a precursor of the movement of developers increasing density and value on land. Commissioner Kercheval motioned to approve the demolition of 961 E. Phillips Blvd. while denying the demolition of the remaining three homes. However, the motion failed to pass, and the Commission proceeded to deny the request to demolish all four properties on a 7-0-0-0 vote based on the Commission findings (Attachment 5).

After the January 15th hearing, the applicant submitted a letter appealing the HPC decision.

#### **APPLICABLE CODE SECTION:**

Pursuant to Historic Preservation Section .5809-13.G of the Pomona Zoning Ordinance, which establishes appeal procedures for a Major Certificate of Appropriateness, decisions of the Commission may be appealed to the City Council.

#### **ENVIRONMENTAL IMPACT:**

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.

**ALTERNATIVE(S):**

The City Council has the following alternative:

- 1) Amend the draft resolution to approve Major Certificate of Appropriateness (MAJCOA 11397-2019) allowing the demolition of all four single-family residences.
- 2) Amend the draft resolution to approve Major Certificate of Appropriateness (MAJCOA 11397-2019) allowing the demolition of any number and/or combination of the four single-family residences but not all four residences.

Prepared by:

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Anita D. Gutierrez, AICP  
Development Services Director

**ATTACHMENTS:**

Attachment No. 1 – Draft City Council Resolution No. 2020-26

Attachment No. 2 – Appeal Application and Letter Submitted by Applicant dated January 30, 2020

Attachment No. 3 – Public Hearing Notice

Attachment No. 4 – Historic Preservation Commission Public Hearing Report (with attachments) and Resolution 20-002 dated January 15, 2020

Attachment No. 5 – Historic Preservation Commission minutes for January 15, 2020

**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:

Resolution No. 2020-26

February 24, 2020

Page 5 of 6

ABSENT:

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Rosalia A. Butler, MMC  
City Clerk



City of Pomona Planning Division  
**PLANNING APPLICATION FORM**

505 S. Garey Avenue, Pomona, CA 91766  
Planning Counter Hours: Monday through Thursday 8 AM to 5 PM  
City Hall Hours: Monday through Thursday 7:30 AM to 6 PM  
(909) 620 - 2191

OFFICE USE ONLY

CASE NO: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

**MAJOR PROJECTS**

- ☒ Appeal \*
- ☐ Change of Zone
- ☐ Conditional Use Permit
- ☐ Development Plan, Conceptual
- ☐ Development Plan, Final
- ☐ Development Plan Review (PCSP Area)
- ☐ Environmental Assessment
- ☐ General Plan Amendment
- ☐ General Plan Conformity
- ☐ Oak Tree Permit, Major\*
- ☐ Public Use Permit
- ☐ Sign Permit Variance
- ☐ Site Development Permit (DPSP Area), Major
- ☐ Specific Plan Amendment
- ☐ Tentative Parcel Map
- ☐ Tentative Tract Map

- ☐ Time Extension
- ☐ Variance
- ☐ Wireless Communication Permit, Major

**MINOR PROJECTS**

- ☐ Determination of Similarity
- ☐ Development Review (Pre-Application)
- ☐ Master Sign Program
- ☐ Minor Deviation Variance
- ☐ Outdoor Dining Permit
- ☐ Sign Permit
- ☐ Site Development Permit (DPSP Area), Minor
- ☐ Wireless Communication Permit, Administrative
- ☐ Wireless Communication Permit, Minor
- ☐ Other: \_\_\_\_\_

\* See Planning Division Staff for additional application Requirements.

**PROJECT INFORMATION**

Project Address: 961 East Phillips Blvd., Pomona, California

Assessor's Parcel #(s): 8333-031-013

Zoning (Existing): R-2

General Plan Designation: Residential Neighborhood

Land Use (Existing): Residential

# PROJECT INFORMATION (CONT.)

Project Description: Application for a Certificate of Appropriateness to  
demolish four pre-1945 structures having no  
historic significance or contribution  
(MAJCOA 11397-2019)  
(See the attached)

# CONTACT INFORMATION

APPLICANT	Name: <b>Yongzhi Wan</b>
	Phone/Email: <b>(617) 642-6456 / lauraliu2020@gmail.com</b>
	Address: <b>360 San Palo Place, Pasadena, CA 91107</b>
PROPERTY OWNER	Name: <b>Yongzhi Wan for WZ Phillips, LLC</b>
	Phone/Email: <b>(617) 642-6456 / lauraliu2020@gmail.com</b>
	Address: <b>360 San Palo Place, Pasadena, CA 91107</b>

I hereby certify that the foregoing statements and information are true and that any submitted material, statements or plan designs are correct to the best of my knowledge.

Yongzhi Wan  
Applicant's Signature

1/29/2020  
Date

All applications require a property owner's affidavit. Please see the Planning Division Application Matrix for Notary requirements.

# PROPERTY OWNER'S AFFIDAVIT

New York  
STATE OF CALIFORNIA )  
New York )SS  
COUNTY OF LOS ANGELES

I/WE Yongzhi Wan BEING DULY SWORN, DEPOSE AND SAY, THAT I/WE AM/ARE THE OWNER(S) OF PROPERTY INVOLVED IN THIS PETITION, AND THAT THE FOREGOING STATEMENTS AND ANSWERS HEREIN CONTAINED AND THE INFORMATION HERewith SUBMITTED, ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF KNOWLEDGE AND BELIEF.

SWORN TO BEFORE ME THIS 29<sup>th</sup> SIGNED: Ch. Stanislaus

DAY OF January, 2020

ADDRESS: 71 Broadway NY, NY 10006

CITY: New York

TELEPHONE: 646-449 9936

NOTARY PUBLIC

ONIKA STANISLAUS  
Notary Public - State of New York  
No. 01ST6389594  
Qualified in Kings County  
My Commission Expires April 1, 2023



**WZ PHILLIPS , LLC**  
**(AN ENTITY OWNED BY YONGZHI WAN FAMILY)**  
**APPEAL OF DECISION OF**  
**POMONA HISTORICAL PRESERVATION COMMISSION**  
**IN THE MATTER OF THE DENIAL OF A**  
**CERTIFICATE OF APPROPRIATENESS**  
**(MAJCOA 11397-2019)**

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**I. INTRODUCTION**

This filing appeals the decision of the Historic Preservation Commission to deny the Applicant's application for a Certificate of Appropriateness for the demolition of four pre-1945 structures on Applicant's privately-owned parcel; such structures having no historic significance and not being in an historic district. In making its determination, the Historic Preservation Commission did not follow the objective requirements for a finding of historic significance, was guided by matters unrelated to the determination of historic significance and, through abuse of power, discriminated against Applicant.

This filing incorporates by reference the Planning Division staff reports of April 3, 2019, June 5, 2019, and January 15, 2020 (and appendices and photographs related thereto), the Sapphos Environmental peer review of May 14, 2019 and its revised review of November 27, 2019 (and appendices and photographs related thereto), and the presentations, minutes, transcripts, and recordings of the hearings of the Historic Preservation Commission, and exchanges of correspondence between the Applicant and Planning Division staff or the Commissioners.

**II. BACKGROUND**

**A. THE PROPERTY**

1. The property is a 38,777 s.f. parcel of land fronting East Phillips Blvd. between South Towne Avenue and South San Antonio Avenue, and across the street from Alcott Elementary School and relatively modern apartment buildings; to the east of the property is a church. The property is identified as 961 East Phillips Blvd., Pomona, California / APN 8333-031-013 on the Los Angeles County Recorder/Assessor rolls and is zoned R-2. The structure addressed as 961 East Phillips Blvd. is original to the property and predates 1945. Three other structures, each also predating 1945, were moved to the property in 1956 and substantially modified at that time; although not on separate parcels, those structures are identified as, respectively 949, 953 and 955 East Phillips Blvd. None of the structures is a designated historical resource, nor is the property in an historical district designated by the City Counsel.
2. The property was purchased by the Applicant in September 2018. At the time of purchase, each of the structures was in poor, generally dilapidated, condition with holes in the exterior walls, old electrical installations, lead pipes and cast sewer piping. Each of the structures was occupied by tenants of the prior owner at below-market rental rates due to the poor condition. The Applicant faced significant repairs to the structures; and made such repairs, including stopping sewage leakage under the structures. Of the four tenants, one moved in Spring 2019, two others were relocated to much newer and modern living space with the financial assistance

of the Applicant covering first month's rent, security deposit and a relocation payment, and one – having failed to pay rent for a substantial period of time – was removed through an unlawful detainer action. The property is currently fenced with chain link fencing to protect it from vandalism and, especially being across the street from an elementary school, to protect the public from potentially dangerous conditions. Nonetheless, and in spite of the City of Pomona having a robust homeless shelter program, the Applicant has contacted the Pomona Police Department on several occasions to remove up to 20 homeless persons from the property who have knocked the barrier fencing down and occupied the property.

3. The Applicant has an intent to develop twelve housing apartment units on the property; this aiding in relieving Pomona's housing needs allocation under the existing Regional Housing Needs Assessment (RHNA) and providing such housing within 0.2 mile from the Towne Corridor as projected in the Pomona Corridors Specific Plan.

## **B. HISTORIC PRESERVATION COMMISSION**

1. Per City Council determination, the guiding mission of the Historic Preservation Commission is "The protection, appreciation and preservation of the historic and cultural resources of Pomona shall be the guiding mission and fundamental purpose of the Historic Preservation Commission. The Commission shall work in partnership with property owners and residents, the business sector and the community at large to retain and protect those historic and cultural resources which will preserve and enhance Pomona's unique built environment."
2. Historic preservation is not merely a local matter. Many of the considerations of what constitutes an historic resource is embodied in criteria which is used to designate structures or places for listing on the National Register of Historic Places, or designation as a California Historic Landmark, or designation as a historical landmark on the Pomona Historical Register. Aspects of the California Environmental Quality Act are also applicable to the characterization of a property or structure as historic.
3. The City Council's guidance to the Historic Preservation Commission with respect to the protection and preservation of historic and cultural resources in the City of Pomona is embodied in the *Historic Preservation Ordinance* (Pomona City Code Section .5809-13). This ordinance takes into account, and mimics, many of the criteria used by the National Register of Historic Places, the California Historic Resources Commission and the California Environmental Quality Act. Design Guidelines published July 19, 1999 contribute to the implementation of the ordinance by specifically addressing the architectural character of Pomona's historic landmarks and districts and "provide information... regarding appropriate alterations to historic properties".
4. The *Historic Preservation Ordinance* makes clear that "demolition" of a designated historic landmark is a "major alteration" requiring a certificate of appropriateness. Section .5809-13.F.8 of the *Historic Preservation Ordinance* provides, in pertinent part,

Special Considerations Regarding Demolition of Pre-1945 Nondesignated Structures.

- a. All applications for demolition of structures built prior to 1945 submitted to the building division shall be considered by the Pomona historic preservation commission for a certificate of appropriateness even if the structure is not a designated historic landmark...

- c. In making such a determination the commission shall first consider if the property would likely meet the criteria used in historic landmark designation thus deeming it of historical significance....

As such, the Historical Preservation Commission is to review a certificate of appropriateness for demolition of a pre-1945 structure by first determining whether the structure would likely meet the criteria for designation as an historic landmark.

5. Pursuant to Section .5809-13.D of the *Historic Preservation Ordinance*, as pertinent,

“an improvement,... may be designated an historic landmark... if *the building*... are fifty (50) or more years old... and *it* meets one or more of the following criteria [Emphasis added; noting that the criteria apply to a building, not a portion thereof (“*It*” in each of the below provisions relating to the building)]:

1. It exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. It is identified with persons or events significant in local, state, or national history;
3. 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;
4. It contributes 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 which contribute to each other and are unified aesthetically by plan or physical development;
5. It is the work of a notable builder, designer, landscape designer or architect;
6. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Pomona;
7. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;
8. It is similar to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;
9. 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;
10. It is one of the few remaining examples in the city of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

6. The City's Design Guidelines published July 19, 1999 makes clear that the architectural character of Pomona's historic landmarks and districts is maintained by addressing the exterior of a privately-owned building or structure; stating "All *exterior alterations* are covered by the guidelines." [emphasis added] while noting that interior features can be considered in the preservation of *public* buildings and structures. (The rationale for this is patently clear – the public can go into public buildings and structures, but can only (in general) view privately-owned buildings and structures from the outside and surrounds. The *Historic Preservation Ordinance* supports the review objective as well; stating at Section .5809-13.B.3 in pertinent part, "Certificate of appropriateness' is a certificate issued... to make a decision on any proposed *exterior* alteration, restoration, rehabilitation, construction, removal, relocation or demolition, in whole or in part, of or to a designated resource, designated site, or to a building or structure within a historic district." [Emphasis added]

As such, the criteria of Section .5809-13.D of the *Historic Preservation Ordinance* to be considered with respect to a determination of the historical significance of a privately-owned structure are to be applied with respect to the external characteristics of the structure.

### C. APPLICATION PROCEEDINGS

1. The Applicant filed its application for a Certificate of Appropriateness on January 30, 2019 (MAJCOA 11397-2019)
2. Planning Division staff reviewed the application, the property and the requirements of *Historic Preservation Ordinance* Section .5809-13.D, and deemed that none of the four structures on the property met any requirement for historical significance. Staff recommended that the Certificate of Appropriateness be approved. Among the staff's findings, notable were the following:
  - a. 949 E. Phillips Blvd. was identified in the City's Historic Resources Inventory conducted by Diane Marsh in June 1993. It was described as being in "poor" condition (moderate for additions and alterations). It was found to be altered too much to be contributing to historic streetscape, and was not identified as eligible for local landmark status, or listing in either State or Federal historic registries.
  - b. 961 E. Phillips Blvd. was also identified in the City's Historic Resources Inventory of 1993; was also found to be in "poor" condition, and was deemed to not possess architectural character; and was not identified as eligible for historic landmark status.
  - c. 953 E. Phillips Blvd. was not identified in the City's Historic Resources Inventory of 1993; and was not identified as eligible for historic landmark status
  - d. 955 E. Phillips Blvd. was also not identified in the City's Historic Resources Inventory of 1993; and was not identified as eligible for historic landmark status.
  - e. In going through the requirements of *Historic Preservation Ordinance* Section .5809-13.D, Planning Division staff found nothing unique, historic, distinguishing, or significant.
3. In public hearing April 3, 2019, the Historic Preservation Commission challenged the staff recommendations and Applicant testimony before continuing the item until the regular hearing on June 5, 2019. The Commission questions focused on interior features of the structures

before directing the staff to return at that time with a recommendation to deny the application for a Certificate of Appropriateness.

4. Applicant engaged Sapphos Environmental, Inc. and, in particular, its architectural historian, Ms. Carrie Chasteen, to conduct an independent peer review of the property. Ms. Chasteen has over 17 years of experience in cultural resource management and meets the US Secretary of the Interior's Professional Qualifications Standards in the fields of History and Architectural History. Ms. Chasteen's peer review, which was provided to the Historical Preservation Commission and Planning Division staff, reviewed the criteria of the Federal National Register of Historic Places, the criteria of the California Environmental Quality Act and California Register of Historical Resources, and Section .5809-13.D of the *Historic Preservation Ordinance*, and determined, in a report on May 14, 2019, that the four structures met none of the criteria for designation of historic significance.

Ms. Chasteen's findings are summarized in the following table:

#### ELIGIBILITY CRITERIA

	949 Phillips Blvd.	953 Phillips Blvd.	955 Phillips Blvd.	961 Phillips Blvd.
<b>NRHP</b>				
Criterion A	No	No	No	No
Criterion B	No	No	No	No
Criterion C	No	No	No	No
Criterion D	No	No	No	No
<b>CRHR</b>				
Criterion 1	No	No	No	No
Criterion 2	No	No	No	No
Criterion 3	No	No	No	No
Criterion 4	No	No	No	No
<b>POMONA MUNICIPAL CODE SECTION 5809-13.D</b>				
Criterion 1	No	No	No	No
Criterion 2	No	No	No	No
Criterion 3	No	No	No	No
Criterion 4	No	No	No	No
Criterion 5	No	No	No	No
Criterion 6	No	No	No	No
Criterion 7	No	No	No	No
Criterion 8	No	No	No	No
Criterion 9	No	No	No	No
Criterion 10	No	No	No	No
<b>INTEGRITY</b>				
Location	No	No	No	Yes
Design	No	No	No	No
Setting	No	No	No	No
Materials	No	No	No	No
Workmanship	No	No	No	No
Feeling	No	No	No	No
Association	No	No	No	No

The sole "yes" in the expert evaluation of historic preservation criteria at the national, state and local level, reflects that the 961 East Phillips Blvd. structure was original to the property whereas the others were not.

5. On June 5, 2019, in response to the direction of the Historic Preservation Commission, staff returned findings for denial of the Certificate of Appropriateness and a request for additional input on the findings to deny the application (“...staff found insufficient findings of historical significance for 961 E. Phillips Blvd. Staff is requesting that the Commission provide further guidance and/or findings regarding the historical significance of 961 E. Phillips Blvd.” June 5, 2019 Staff Report, page 4.) As the Sapphos Environmental report could not be considered due to the Commission having closed the public hearing at the April 3, 2019 meeting, and because the Commission had not considered staff matters, the Commission took the application off calendar to permit the item to be re-noticed for a new public hearing at a later date.
6. On November 27, 2019, the Applicant submitted an enhanced Sapphos Environmental report with additional information related to the asserted historical significance of the structures on the property.
7. In public hearing January 15, 2020, the Historic Preservation Commission – supported only by conjecture and surmise - challenged the facts set out in the Sapphos Environmental report, ignored Applicant testimony, engaged in discussion among the Commissioners focused on matters outside proper Commission consideration, and engaged in surmised and wrong commentary about the Applicant based on what was apparently general anger and belief on development within the City before denying the Applicant’s application for a Certificate of Appropriateness.

### **III. THE WRONGFUL ACTIONS OF THE HISTORIC PRESERVATION COMMISSION IN DENYING APPLICANT’S APPLICATION**

#### **A. DIRECTED STAFF TO FIND A WAY TO DENY THE COA**

Planning Division staff did their assigned work prior to and in April 2019 in reviewing the significance of the structures at 961 East Phillips Blvd., and determining – against the objective criteria of Section .5809-13.D of the *Historic Preservation Ordinance* and in concert with the City’s Historic Resources Inventory conducted by Diane Marsh in June 1993 – that none of the structures was historically significant and met the criteria of an historic structure.

Inexplicably, members of the Historic Preservation Commission showed virtually no interest in the objective evaluation of staff, nor in the later independent peer review of Sapphos Environmental, but were wrongly fixated on discriminating against the Applicant and finding a way to deny the Certificate of Appropriateness. Staff’s rewritten report for the June 5, 2019 called out the influential instruction of the Commission – “The Commission ultimately requested staff to continue the item to the next regular hearing on June 5, 2019 and return with a recommendation to deny the request...” (Page 2), and, confusion showing, sought the Commission’s directions on how a structure which was clearly not of historic significance could be made so – “...there is insufficient evidence to support the findings for structure D (961 E. Phillips Blvd.), therefore staff seeks further direction from the Commission on what features of the home provide historical significance...” (Page 2)

Again, in light of the updated Sapphos Environmental peer review of November 27, 2019, the Commission required Planning Division staff to alter its evaluation for the January 15, 2020 public hearing in a transparent attempt to negate the expert findings of the Sapphos Environmental review.

As the California Environmental Quality Act applies in part to reviews related to historic structures, staff attempted to undercut the applicability of consideration of CEQA criteria to support the Commission's instruction to deny the Applicant's application ("Pursuant to California Environmental Quality Act, Article 5, Section 15061(b)(4), a project is exempt from CEQA when the project will be rejected or disapproved by a public agency. In this case, the Historic Preservation Commission has recommended the project for denial and therefore CEQA does not apply." Staff Report for the June 5, 2019 hearing.) Staff ignored the complete text of Section 15061(b)(4): "(b) A project is exempt from CEQA if:... (4) The project will be rejected or disapproved by a public agency. (See Section 15270(b))" [Emphasis added]. Section 15270(b) provides [emphasis added]: "(b) This section is intended to allow an initial screening of projects on the merits for quick disapprovals prior to the initiation of the CEQA process *where the agency can determine that the project cannot be approved.*" The process under the City's *Historic Preservation Ordinance* is intended specifically to determine whether historical significance can or cannot be determined; as such the Commission must consider the CEQA criteria as it cannot pre-determine the denial of that status. Further, the CEQA consideration is not avoided by the Commission *wanting* to avoid approval.

For the Historic Preservation Commission to deviate from the charter originating from the City Council by baldly and publicly directing staff to reverse objective findings to find ways to deny the application for a Certificate of Appropriateness is, in the most kind of characterizations, an abuse of power. The reasons underlying the Commission's quest to discriminate against this Applicant and this application have not been investigated, but merit such investigation as it is clear (as noted below) that the denial is not rooted in objective criteria review of the external features of the structures.

## **B. DID NOT OBJECTIVELY APPLY STANDARDS OF REVIEW**

Per the Planning Division staff report for the June 5, 2019 hearing (and that prepared for the January 15, 2020 hearing, which largely mimics the earlier report), the Historic Preservation Commission resorted to unsubstantiated and unsupportable opinion and belief in order to find arguments to deny the application rather than to apply the objective criteria of Section .5809-13.D of the *Historic Preservation Ordinance* and of the Design Guide of July 19, 1999. For example:

1. "...much of the interior of the home such as flooring and moldings have been kept intact." (Page 3; Structure A) (Ignoring that a "Certificate of Appropriateness" is to review *exterior* features of privately-owned structures; *Historic Preservation Ordinance* Section .5809-13.B.3 and Design Guide).
2. "...the structure could be contributing once the front porch was modified." (Page 3; Structure A) (The criteria of *Historic Preservation Ordinance* Section .5809-13.D does not include whether a structure "could be" contributing if "modified").
3. "The Commissioners find 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,' one Commissioner believed that the home was a transition from Victorian to Craftsman. The Commissioners also noted that the home is 109 years old." (Page 3; Structure A) (Conclusory; unsubstantiated. Neither age nor an undefined "flare" or unfounded belief that a structure embodies a transitional style provides "distinctive characteristics of a style, type, period, or method of construction" or "a significant structural or architectural achievement" as required by Section .5809-13.D of the *Historic Preservation Ordinance*).



4. "...the original state of the exterior and interior of the home is historically significant and holds enough craftsmanship indicative of Craftsman Bungalow homes." (Page 3; Structure A) (Conclusory; unsubstantiated. Ignores that the structure was identified in the June 1993 Historic Resources Inventory as being in "poor" condition and altered too much to be contributing; ignores that a "Certificate of Appropriateness" is to review *exterior* features of privately-owned structures; *Historic Preservation Ordinance* Section .5809-13.B.3 and Design Guide).
5. "The Commissioners' *opinion* is that the images of covered wagons on the fireplace *could possibly* reflect special elements of the City of Pomona's cultural, social, economic, or natural history." and "...most of the interior fixtures and kitchen *appear to be* in original condition [Emphasis added] (Page 3; Structure B) (Conjectural and unsubstantiated. Ignores that a "Certificate of Appropriateness" is to review *exterior* features of privately-owned structures; *Historic Preservation Ordinance* Section .5809-13.B.3 and Design Guide).
6. "...much of the interior of the home has been kept intact, the interior exhibits beautiful mouldings, and that the interior kitchen and doors *seem to be* of original materials." (Page 4; Structure C) (Conjectural and unsubstantiated. Ignores that a "Certificate of Appropriateness" is to review *exterior* features of privately-owned structures; *Historic Preservation Ordinance* Section .5809-13.B.3 and Design Guide).

#### C. FOCUSED ON EXTERNALITIES

During each of the April 3, 2019 hearing, the June 5, 2019 hearing, and the January 15, 2020 hearing, and when responding to the Applicant regarding the pending (and Commission-desired) denial of the Applicant's application, the Historic Preservation Commission focused its attention on matters wholly unrelated to the application of the objective criteria of Section .5809-13.D of the *Historic Preservation Ordinance* to the question of the historical significance of the property. For example:

1. Commissioners focused undue interest on the "plight" of tenants who had vacated the structures, who "suffered" removal through an unlawful detainer action for nonpayment of rent, and who were relocated from structures which had and have been in "poor" condition since at least 1993 to other, more modern properties with financial assistance from the Applicant.
2. Outside of the public comment period during which the Applicant could refute comments, Commissioners took issue with the rendering of an external façade of the proposed twelve apartments on the property which was submitted to the Planning Division with Applicant's application for a building permit.
3. When advised of the expense Applicant bore to stop sewage leakage from the cast iron sewer piping servicing the structures, the dilapidated condition of the structures (to say nothing of their being in poor condition in 1993), and the homeless encampment destroying private property and having to repeatedly be removed by police, outside of the public comment period during which the Applicant could refute comments, Commissioners suggested that the Applicant should be cited by the Health Department for the property conditions.

The foregoing considerations appear to have been partly persuasive of the Commission's denial of the Applicant's application, but do not bear any relation to the objective criteria of Section .5809-13.D of the *Historic Preservation Ordinance*.

**D. FOCUSED ON PROCESSES INCONSISTENT WITH THE COMMISSION’S CHARTER**

Per the Planning Division staff report for the January 15, 2020 hearing, the Historic Preservation Commission resorted to unsubstantiated and unsupportable opinion and belief in order to find arguments to deny the application rather than to apply the objective criteria of Section .5809-13.D of the *Historic Preservation Ordinance* and of the Design Guide of July 19, 1999. For example:

1. “Commissioner Williams stated based on the designation criteria she would argue that four buildings located on this lot make this parcel unique in that area.” (Pages 4, 5, 6 and 7) (Conjectural and unsubstantiated. Ignoring that a “Certificate of Appropriateness” is to review *exterior* features of privately-owned structures; *Historic Preservation Ordinance* Section .5809-13.B.3 and Design Guide, and historical significance is not based on whether a parcel has one or more structures on it.)
2. “[Commissioner Williams] further noted that four homes on this lot makes it its own historic district (Pages 4, 5, 6 and 7) (The concept is outside of the criteria of *Historic Preservation Ordinance* Section .5809-13.D, and ignores that the City has a process for the designation of an historic district; that process involving consent of involved property owners, Historic Preservation Commission review, and City Council designation, and ignoring further that the process is not instituted by, nor at the whim or wish of, a Commissioner.)

The foregoing considerations appear to have been partly persuasive of the Commission’s denial of the Applicant’s application, but do not bear any relation to the objective criteria of Section .5809-13.D of the *Historic Preservation Ordinance*.

**E. WRONGLY APPLIED A MISUNDERSTANDING OF SOCIAL MIGRATION**

Subsequent to earlier comments at the June 5, 2019 hearing of the Commissioners addressing the potential that the relocation of three structures to the property in 1956 could have been related to the construction of the Interstate 10 Freeway and been a matter of “social migration”, the revised Sapphos Environmental peer review noted that (a) that freeway construction in Pomona was in 1954 (therefore predating the structures’ relocation and not coming after it), (b) the original locations of each of the structures was not close to the freeway construction, and (c) the structures’ relocation was not related to a “geographical pattern” of “settlement and growth” or “community planning” as conceptualized by Section .5809-13.D.9 of the *Historic Preservation Ordinance* or CEQA criteria. Ignoring the fact-based information, and that the City’s General Plan Update and Pomona Corridors Specific Plan, Appendix C, Historic Resources Technical Report, of July 19, 2012 also established the opening of Pomona’s segment of the San Bernardino Freeway in 1954 (at page 9 thereof), Commissioners at the January 15, 2020 hearing, using open source non-expert Internet-based information to show that the Interstate 10 Freeway as a whole “opened” in 1957, unjustifiably and incorrectly posited that the structures’ relocation *had to have been* related to the freeway construction and was therefore part of a social migration away from that construction.

Commissioners also unjustifiably posited at the January 15, 2020 hearing, that the movement of the three additional structures to 961 East Phillips Blvd. could have been related to the mid-century phenomena across many cultures of extended families living in proximity to one another and theorized that family members – without any basis therefor - potentially relocated their residences to the family’s principal location in the City as part of a social migration. Further, the Commission resorted to unsubstantiated and unsupportable opinion that the relocation of the three additional

structures to 961 East Phillips Blvd. may have been a prescient 1950s forebearer of communal living akin to a conceptualized condominium complex which might be historically interesting.

None of the foregoing discussions, which appear to have been partly persuasive of the Commission's denial of the Applicant's applications, bears any relation to the objective criteria of Section .5809-13.D of the *Historic Preservation Ordinance*.

#### **F. PUBLIC CASTIGATION OF THE APPLICANT**

Ignoring the Applicant's testimony at the April 3, 2019 hearing and at the January 15, 2020 hearing that the four structures on the property were in poor and dilapidated condition – virtually uninhabitable condition violative of health and safety standards - and ignoring that those conditions were and have not been caused by Applicant, and further ignoring the same findings of poor condition of the structures dating back to the City's Historic Resources Inventory conducted by Diane Marsh in June 1993, Commissioners publicly castigated the Applicant and besmirched the Applicant's reputation; by (among other actions)

1. without substantiation, and in contravention of the facts presented to the Commission, deriding Applicant as causing the poor and dilapidated structural conditions on the property;
2. without substantiation, and in contravention of the facts presented to the Commission, willfully characterizing Applicant's motivation in seeking a Certificate of Appropriateness as letting the structures' condition deteriorate to blight for the purpose of causing them to be uninhabitable and incapable of rehabilitation as historic resources;
3. alleging, without substantiation or information, that Applicant maliciously terminated tenancies in order to claim economic hardship and to place property interests over human interests (including public health interests); and
4. without a basis therefore, calling into question Applicant's architectural and design knowledge on the basis of the proposed rendering of a possible facade for an apartment development consistent with the City's RHNA obligations and the Pomona Corridors Specific Plan;

in each instance causing Applicant public embarrassment, loss of stature in the business community, and potential financial loss.

The foregoing considerations appear to have been partly persuasive of the Commission's denial of the Applicant's application, but do not bear any relation to the objective criteria of Section .5809-13.D of the *Historic Preservation Ordinance*.

For the foregoing reasons, the Historic Preservation Commission's denial of Applicant's application for a Certificate of Appropriateness should be reversed and the Certificate approved.

\* \* \*

Submitted by

William F. Bresee, Esq.  
Leech Tishman Fuscaldo & Lampi  
Pasadena, California

**LEECHTISHMAN**

**Leech Tishman Fuscaldo & Lampi**

PITTSBURGH | CHICAGO | LOS ANGELES  
NEW YORK | WILMINGTON | TAMPA

## DECLARATION OF MAILING

I, Eunice Im, say that on the 11th of February, 2020 a copy of the notice attached hereto was mailed to each of the persons whose name and address appears on the attached list. Said mailing was done at Pomona City Hall, Planning Division, located at 505 South Garey Avenue, Pomona, California.

Address: 961 E. Phillips Blvd.  
Project: Appeal for MAJCOA 11397-2019  
Meeting Date: February 24, 2020

I declare, under penalty of perjury, that the foregoing is true and correct.



Executed at Pomona, California on February 11, 2020



CITY OF POMONA PLANNING DIVISION

## NOTICE OF PUBLIC HEARING

**This is not a citation (Esto no es una citación).**

If you are receiving this notice, your property is located adjacent or across the street from the proposed project.

### PROPOSED PROJECT

The City Council will conduct a public hearing to consider an appeal for Major Certificate of Appropriateness No. 011397-2019 to demolish four (4) single-family residences.

<b>Applicant</b>	Yongzhi Wang
<b>Location</b>	961 East Phillips Boulevard
<b>Assessor's Parcel No.</b>	APN: 8333-031-013
<b>Hearing Body</b>	City Council
<b>Zoning Designation</b>	Pomona Zoning Ordinance — Low Density Multiple-Family Zone, S-Overlay (R-2-S)
<b>General Plan Designation</b>	Residential Neighborhood
<b>Case File(s)</b>	MAJCOA-011397-2019

#### Previous Action

On January 15, 2020, the Historic Preservation Commission took action, on a vote of 7-0-0-0, on MAJCOA-011397-2019 and denied the request to demolish four (4) single family residences.

#### Environmental Determination

*The City of Pomona, as lead agency, has conducted an environmental review on the proposed project per the California Environmental Quality Act (CEQA). Pursuant to the provisions of CEQA (Public Resources Code, Section 21084 et. seq.), the guidelines include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. No CEQA action is required for projects that will be rejected or disapproved by a public agency. However, should this project be approved for the demolition, the City Council will consider adopting a Categorical Exemption in compliance with Article 19, Section 15301, (Class 1—Existing Facilities). The proposed project described above hereby meets the guidelines for a Categorical Exemption.*

The environmental determination will be considered by the City Council at the public hearing for this project.

### PUBLIC HEARING INFORMATION

<b>Time &amp; Date</b>	City Council Meeting, Monday, February 24, 2020. At 7:00 PM
<b>Location</b>	City Council Chambers, 505 S. Garey Ave.
<b>Questions</b>	Eunice Im, AICP, (909) 620-2446, <a href="mailto:Eunice_im@ci.pomona.ca.us">Eunice_im@ci.pomona.ca.us</a>

Any interested individual may appear in person or by agent at the City Council public hearing and be heard on any matter relevant to such proceedings. The staff report on this matter will be available on or about February 18, 2020 at the Planning Division counter, City Hall, 505 S. Garey Ave. and on the City of Pomona website, which may be accessed at [ci.pomona.ca.us](http://ci.pomona.ca.us).

**PLEASE NOTE:** If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Pomona, Planning Division at, or prior to, the public hearing.

**Para Información en Español, llame (909) 620-2191.**



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# CITY OF POMONA

## HISTORIC PRESERVATION

## COMMISSION

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**DATE:** January 15, 2020

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

**FROM:** Planning Division

**SUBJECT:** MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 11397-2019)  
Major Certificate of Appropriateness (MAJCOA 11397-2019) to allow for the demolition of four (4) pre-1945 single-family residences on a property located at 961, 955, 953 and 949 E. Phillips Blvd.

### STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) adopt the attached resolution (Attachment 1) denying Major Certificate of Appropriateness No. 11397-2019 for the demolition of four (4) single-family residences located at 961, 955, 953 and 949 E. Phillips Blvd. based upon Commission findings.

### PROPERTY & APPLICANT INFORMATION

<b>Address</b>	961, 955, 953, 949 E. Phillips Blvd.
<b>Assessor's Parcel Number (APN)</b>	8333-031-013
<b>Lot Size</b>	38,777 s.f. (.89 acres)
<b>General Plan Land Use Designation</b>	Residential Neighborhood
<b>Zoning District</b>	R-2
<b>Historic District</b>	None
<b>Specific Plan</b>	None
<b>City Council District</b>	3
<b>Applicant</b>	Yongzhi Wan
<b>Property Owner</b>	Yongzhi Wan

### RELATED ACTIONS

<b>Historic Preservation Commission</b>	None
<b>Code Enforcement</b>	None
<b>Planning</b>	None

## **BACKGROUND**

The project site is located within the R-2 Low Density Multiple Family Zone with an S-overlay. It is located north of Phillips Street, south of Grand Ave, east of Towne Ave, and west of San Antonio Ave. (Attachment 2). The four (4) single-family residences have an estimated construction date of 1910, 1923, 1925, and 1924 respectively per Los Angeles County Assessor data. The applicant intends to demolish the properties and develop a 12-unit, 2 story townhome project consisting of four triplex buildings.

On January 30, 2019, the applicant submitted an application for a Major Certificate of Appropriateness (MAJCOA 11397-2019) to request the demolition of four (4) single-family residences. On April 3, 2019, staff presented the case to the HPC with a recommendation to approve the MAJCOA and allow for the demolition of the four (4) pre-1945 single-family residences. After holding a duly noticed public hearing and hearing public testimony the Commission had a robust discussion and found that all four (4) structures did have historical significance and requested that staff return with findings for denial of the request to demolish all four residences at the June 5, 2019 HPC meeting. Subsequent to the April 3, 2019 public hearing, the applicant submitted a historic review report on May 14, 2019 as additional information from a third party peer review (Sapphos Environmental) to evaluate the historical significance of the four single-family residences on site (Attachment 3). The report concluded that the four subject residences should not be considered historical resources pursuant to Section 15064.5(a) of the CEQA Guidelines.

On June 5, 2019, at the direction of the HPC, staff brought back findings for denial of the demolition of the four pre-1945 single-family residences, with a request for additional input on the findings to deny the request. The historical report submitted on May 14, 2019, could not be considered at this meeting because the public hearing had been closed at the April 3, 2019 meeting, thus limiting the decision to facts presented during the public hearing. The Commission indicated their interest in considering this 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 (Attachment 4).

Staff was prepared to bring the item back to HPC for their consideration at its August 7, 2019 meeting; however, on July 01, 2019, the project contractor, Jim Moran, provided staff with an email requesting that the item be taken off the August meeting agenda, stating that the applicants were not prepared to move forward at that point in time (Attachment 5). Subsequently, numerous emails were exchanged to schedule a date to discuss alternative proposals. However, on November 24, 2019 the project owner Qiuying (Laura) Liu, provided staff with an email requesting that the project be taken to the next available HPC hearing without changes to the project (Attachment 6), and on November 29, 2019, the owner submitted a revised report from Sapphos Environmental with additional information regarding the historical significance of the four homes. Subsequently, the project was scheduled for the HPC meeting of January 15, 2020.

## APPLICABLE CODE SECTIONS

Per Section .5809-13(F)(8) of the City of Pomona Zoning Ordinance, “*all applications for demolition of structures built prior to 1945 submitted to the building division shall be considered by Pomona historic preservation commission for a certificate of appropriateness even if the structure is not a designated landmark.*” Furthermore, a public hearing notice was newly re-noticed since this item was taken off calendar to be re-noticed at another date. In making a determination, the Historic Preservation Commission “*shall first consider if the property would likely meet the criteria used in historic landmark designation thus deeming it of historical significance,*” and if so, “*then a structure would be denied a certificate of appropriateness for demolition unless it meets the criteria for economic hardship.*”

## ANALYSIS

### Historic Landmark Designation Criteria

Of the four structures located on the subject site, only two properties were identified in the City of Pomona’s 1993 Historic Resources Inventory Survey, 949 and 961 E. Phillips Blvd. The survey identified these as structures with no architectural characteristics or were altered to lose their architectural value. However, at the public hearings for this project, the HPC disagreed with this assessment and expressed numerous reasons why the structures held historical significance.

Per Section .5809-13(F)(8) of the City of Pomona Zoning Ordinance, the Historic Preservation Commission shall first consider if the property would likely meet the following criteria used in historic landmark designation. Tabled below are findings provided from the Commissioners from both hearings on April 3, 2019 and June 5, 2019 (Attachment 7 & 8):

### ***949 E. Phillips Blvd. (Structure A)***

Criteria	Analysis
<b><i>It exemplifies or reflects special elements of the city of Pomona’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;</i></b>	Commissioners 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.



<i><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</b></i>	Chair Martin 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,” Commissioner Gonzalez believed that the home was a transition from Victorian to Craftsman. Commissioners also noted that the home is 109 years old.
<i><b>It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;</b></i>	Commissioners have 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.
<i><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</b></i>	Commissioner Williams stated, based on the designation criteria, that she would argue that the four buildings located on this lot make this parcel unique in that area. She further noted that the four homes on this lot makes it its own historic district.
<i><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</b></i>	Commissioner Williams also thought that the movement of homes of a certain era to different places around a certain time period is part of a geographic trend.

In summary, Commissioners believed that 949 E. Phillips Blvd. was historically significant in that the home held its original style and material. The original condition of the interior and exterior of the home, and it’s potential to become a contributing structure once alterations were reversed made this home historically significant. Furthermore, Commissioner Williams clarified that this home held historical significance based on the four historical buildings locating on one lot, and the movement of these homes in 1956 held historical significance.

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

<b>Criteria</b>	<b>Analysis</b>
<i><b>It exemplifies or reflects special elements of the city of</b></i>	Commissioners noted the interior fireplace located within the living room to be of significance and commented that there are

<i>Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;</i>	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.
<i>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;</i>	Commissioners 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.
<i>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</i>	Commissioner Williams stated that, based on the designation criteria, she would argue that the four buildings located on this lot make this parcel unique in that area. She further noted that the four homes on this lot makes it its own historic district.
<i>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</i>	Commissioner Williams also thought that the movement of homes of a certain era to different places around a certain time period is part of a geographic trend.

Commissioners have noted that the interior fireplace, original kitchen, and the original interior condition of the home to be of historical significance. Commissioners have noted that the features of the home such as the chimney, interior fireplace, and Tudor-type architectural style brought distinctive characteristics to this home. Furthermore, Commissioner Williams clarified that this home held historical significance based on the four historical buildings locating on one lot, and the movement of these homes in 1956 held historical significance.

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

<b>Criteria</b>	<b>Analysis</b>
<i>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</i>	Commissioners stated that much of the interior of the home is kept intact and that the interior exhibits beautiful moldings. Commissioners also stated that the interior kitchen and doors seem to be of original materials as well.

<i>craftsmanship;</i>	
<i>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</i>	Commissioner Williams stated that, based on the designation criteria, she would argue that the four buildings located on this lot make this parcel unique in that area. She further noted that the four homes on this lot makes it its own historic district.
<i>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</i>	Commissioner Williams also thought that the movement of homes of a certain era to different places around a certain time period is part of a geographic trend.

955 E. Phillips Blvd. is considered to be of historical significance because much of the interior structure, finishes, and moldings that are in place. Furthermore, Commissioner Williams clarified that this home held historical significance based on the four historical buildings locating on one lot, and the movement of these homes from 1956 held historical significance.

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

<i>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</i>	Commissioner Williams stated based on the designation criteria she would argue that four buildings located on this lot make this parcel unique in that area. She further noted that four homes on this lot makes it its own historic district.
<i>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</i>	Commissioner Williams also thought that the movement of homes of a certain era to different places around a certain time period is part of a geographic trend.

Commissioner Williams clarified during the June 5, 2019 HPC hearing that this home held

historical significance based on the four historical buildings locating on one lot, and the movement of these homes from 1956 held historical significance.

Chair Martin stated that the move of these three homes: 955 E. Phillips (moved from 803 E. 3<sup>rd</sup> Street), 949 E. Phillips (moved from 285 S. East End), and 953 E. Phillips (moved from Monte Vista), could be related to the construction of the 10 freeway in 1957. However, staff was not able to confirm this assumption due to its distance from the freeway.

In addition, Staff reviewed the historic review report from Sapphos Environmental Inc. The report inaccurately states on page 2 of the report that the City Municipal Code (Section 5809-13) only regulates the exterior of eligible and designated historic landmarks. The current Pomona Zoning Ordinance is silent about interior evaluation and this consideration remains at the discretion of the Commission. On November 29, 2019, the applicant submitted an updated historic review report to provide additional information on the historical significance of these four homes; the report emphasized the lack of historical integrity of the four homes. The report concludes that in order for properties to be eligible for listing in the National Register, a property must also have integrity as defined in the National Register Bulletin No. 15, “the ability of a property to convey its significance,” with the following seven attributes: location, design, setting, materials, workmanship, feeling, and association. Based upon these criteria, the four structures lack historical integrity. Furthermore, the report notes that the date of relocation of the three properties has no historical relevance to the construction of the 10 freeway that was opened in Pomona in 1954 (Attachment 9).

## **PUBLIC NOTICING**

Per section .5809-13(F)(8) of the City of Pomona Zoning Ordinance, demolitions of pre-1945 structures require a thirty (30) day notice to all property owners directly adjacent to, or directly across the street prior to the date of the commission public hearing. On December 12, 2019, public hearing notice was posted at the subject site, and on December 14, 2019, public hearing notices were sent to the applicant, mailed to all owners and tenants of properties located directly adjacent to and directly across the street from the subject site, and to all local historical groups and HPC commissioners. In addition, the public hearing notice was published in the Inland Valley Daily Bulletin on December 18, 2019. As of date, Planning has received no inquiries about possible relocation of the structures.

## **ENVIRONMENTAL REVIEW**

Pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed project meets the criteria for a Class 1, Section 15301 Categorical Exemption in that the project involves the demolition and removal of duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units are proposed to be demolished.

## **CONCLUSION**

In summary, staff presents the HPC findings to deny the request to demolish the four subject residential structures based on the previous findings provided by the Commission. The Commission has found these four residences to hold historical significance and value due to their exhibit of original material, distinct interior and exterior architectural qualities. Furthermore, additional findings were provided by the Commission stating that the residences hold historical significance based on the fact that the four residences are located on one lot and the movement of these residences in 1956 hold historical geographical settlement significance.

Respectfully submitted by:

Prepared by:

Anita D. Gutierrez, AICP  
Development Services Director

Eunice Im, AICP  
Assistant Planner

## **ATTACHMENTS:**

- 1) Draft HPC Resolution
- 2) Staff Report, April 3, 2019 Hearing Package
- 3) Historic Peer Review by Sapphos Environmental Inc. Dated May 9, 2019
- 4) Staff Report, June 5, 2019 Hearing Package
- 5) Email Attachment dated July 01, 2019
- 6) Email Attachment dated November 24, 2019
- 7) HPC Official Minutes for April 3, 2019
- 8) HPC Official Minutes for June 5, 2019
- 9) Revised Historic Peer Review by Sapphos Environmental Inc. Dated November 27, 2019

## **HPC RESOLUTION NO. 20-002**

**A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION 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 961 EAST PHILLIPS BOULEVARD.**

**THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA DOES RESOLVE AS FOLLOWS:**

**WHEREAS**, Yongzhi Wan, has submitted an application for Certificate of Appropriateness (MAJCOA 11397-2019) to allow for the demolition of four single family residences located at 961 East Phillips Boulevard (APN: 8333-031-013);

**WHEREAS**, Historic Preservation Commission held a hearing to allow demolition for four properties at 961 E. Phillips Blvd. on April 3, 2019;

**WHEREAS**, Historic Preservation Commission directed staff at the April 3, 2019 hearing to draft recommendations for denial;

**WHEREAS**, staff requested additional findings from the Historic Preservation Commission for the demolition of 961 E. Phillips Blvd. at the June 5, 2019 hearing;

**WHEREAS**, additional historic peer review was provided by the applicant subsequent to the close of hearing on April 3, 2019, and Historic Preservation Commission directed staff to newly re-notice public hearing to another date for recommendation reconsideration;

**WHEREAS**, the applicant directed staff to postpone the hearing date via an email dated July 1, 2019 in order to present a different proposal;

**WHEREAS**, the applicant directed staff to schedule a hearing date for the project without any modification via an email dated November 24, 2019 with revised historic peer review submitted on November 29, 2019;

**WHEREAS**, available records indicate that the structures were constructed in 1910, 1923, 1925, and 1924;

**WHEREAS**, the City of Pomona's Historic Resources Inventory prepared in 1993 by Diane Marsh, identifies 949 E. Phillips Blvd. and 961 E. Phillips Blvd., as noncontributing and too altered to be considered contributing to its historic streetscape in its survey of East Phillips Boulevard;

**WHEREAS**, in accordance with Section .5809-13.F.8b, all property owners directly adjacent to the site were notified of the application on December 14, 2019, no less than thirty days before consideration by the Historic Preservation Commission;

**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 11397-2019) for the demolition of any structure constructed before 1945;

**WHEREAS**, the Historic Preservation Commission of the City of Pomona, has, 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

**WHEREAS**, the Historic Preservation Commission has carefully considered all pertinent testimony and the staff report offered in the case presented at the public hearing.

**NOW THEREFORE, BE IT HEREBY RESOLVED** by the Historic Preservation Commission of the City of Pomona, California, as follows:

**SECTION 1.** 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 PZO requires the Historic Preservation Commission to determine whether all onsite structures meet any of the criteria for designation as a local historic landmark before approving a Major Certificate of Appropriateness for demolition of pre-1945 structures. The Historic Preservation Commission hereby finds as follows:

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 a 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.** The Historic Preservation Commission hereby denies Major Certificate of Appropriateness (MAJCOA 11397-2019) for demolition of four structures based on the findings above.

**SECTION 4.** The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

**APPROVED AND PASSED THIS 15<sup>th</sup> DAY OF JANUARY, 2020.**

  
ALICE R. GOMEZ,  
HISTORIC PRESERVATION COMMISSION  
CHAIRPERSON

**ATTEST:**

  
ANITA D. GUTIERREZ, AICP  
HISTORIC PRESERVATION COMMISSION SECRETARY

STATE OF CALIFORNIA)  
COUNTY OF LOS ANGELES)  
CITY OF POMONA)

AYES: Tomkins, Martin, Gonzalez, Williams, Gomez, Gallivan and Kercheval.

NOES: None.

ABSTAIN: None.

ABSENT: None.

Pursuant to Resolution No. of the City of Pomona, the time in which judicial review of this action must be sought is governed by California Code of Civil Procedure Section 1094.6.



# CITY OF POMONA

## HISTORIC PRESERVATION

## COMMISSION

**DATE:** April 3, 2019

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

**FROM:** Planning Division

**SUBJECT:** MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 11397-2019)

Major Certificate of Appropriateness (MAJCOA 11397-2019) to allow for the demolition of four (4) pre-1945 single family residences on a property located at 961, 955, 953, 949 E. Phillips Blvd.

### STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 11397-2019) to allow the demolition of four (4) single-family residences located at 961, 955, 953, 949 E. Phillips Blvd., subject to conditions.

### PROPERTY & APPLICANT INFORMATION

Address	961, 955, 953, 949 E. Phillips Blvd.
Assessor's Parcel Number (APN)	8333-031-013
Lot Size	38,777 s.f. (0.89 acres)
General Plan Land Use Designation	Residential Neighborhood
Zoning District	R-2
Historic District	None
Specific Plan	None
City Council District	3
Applicant	Harry Shang
Property Owner	Yongzhi Wan

### RELATED ACTIONS

Historic Preservation Commission	None
Code Enforcement	None
Planning	Preapp-002515-2015 (949 E. Phillips Blvd.)

## **BACKGROUND**

Applicant Harry Shang submitted an application for a Major Certificate of Appropriateness to request the demolition of four (4) single-family residences with an estimated construction date of 1910, 1923, 1925, and 1924 per Los Angeles County Assessor data. The site is located within the R-2 Low Density Multiple Family Zone with S-overlay. It is located north of Phillips Street, south of Grand Ave, east of Towne Ave, and west of San Antonio Ave. (Attachment 2). The applicant intends to demolish the properties and develop a 12-unit, 2 stories townhome project consisting of four triplex buildings (Attachment 3). Photographs of the site have been included as Attachment 4.

## **APPLICABLE CODE SECTIONS**

Per Section .5809-13(F)(8) of the City of Pomona Zoning Ordinance, *“all applications for demolition of structures built prior to 1945 submitted to the building division shall be considered by Pomona historic preservation commission for a certificate of appropriateness even if the structure is not a designated landmark.”* Furthermore, a public hearing notice must be sent *“to the applicants and property owners of the nominated property and all property owners directly adjacent to, or directly across the street from the site at least 30 days prior to the date of the commission public hearing”* and *“legal notice shall be provided at least ten days prior to the public hearing in a newspaper of local circulation.”* In making a determination, the Historic Preservation Commission *“shall first consider if the property would likely meet the criteria used in historic landmark designation thus deeming it of historical significance,”* and if so, *“then a structure would be denied a certificate of appropriateness for demolition unless it meets the criteria for economic hardship.”*

## **ANALYSIS**

### **Description of Residence**

#### **949 E. Phillips Blvd.**

The City of Pomona’s Historic Resources Inventory conducted by Diane Marsh in June 1993 identified 949 E. Phillips Blvd (Attachment 5). As a single family residential, Craftsman Bungalow styled home, built approximately in 1910. It is further described as being *“poor”* in condition and *“moderate”* for additions and alterations. It is succinctly described with *“cinderblock rail”* and identified as *“NA,”* which means that building that does not contribute to the historic streetscape because it has been altered too much, and *“R,”* which means altered building that could become a contributing building if the alterations were reversed. The dwelling was not identified as eligible for local landmark status, eligible for listing in the California Register of Historic Resources, nor eligible for listing in the National Register of Historic Places.

The single-story craftsman home features a large covered front porch made of cinder block near the front entrance. The roof is both pitched and front gabled with overhanging eaves and exposed rafters. There are double hung, wooden framed windows with angled, decorative lintels on top of

windows and doors. The structure also has clapboard sidings typical of Craftsman Bungalow.

#### **961 E. Phillips Blvd.**

961 E. Phillips Blvd. is also identified in the City of Pomona's Historic Resources Inventory (Attachment 5). It was also evaluated by Diane Marsh in June 1993, and was identified as a California Bungalow. The condition of the structure was "*poor*" and there were no additions or alterations made; however, the structure was identified as "*N*," which means building does not possess architectural character. Structure was not identified as historic landmark status.

The structure is composed of side facing gabled roof, clapboard siding, small triangular knee braces on the side of the home, with a brick chimney.

The remaining two properties, 955 and 953 E. Phillips Blvd. are not identified in the City of Pomona's Historic Resources Inventory nor were any persons of significance associated with the structures found as noted in the historical research analysis below.

#### **Building Permit History**

Staff has completed a review of the City Sanborn Map and all building permit history on file with the Building and Safety Division. Staff was unable to identify the building permits for the original construction of the homes. However, building permits were identified for work as identified in the Building Permit History Table. The property was not identified on the City's Sanborn Map.

#### **Building Permit History Table**

949 E. Phillips Blvd.	Addition – 5/8/1956 Plumbing (house drain, sewer) – 6/8/1956 Electrical – 9/26/1956 Electrical – 6/7/1956 Electrical (garbage disposal)– 3/25/1996 Plumbing (kitchen sink and disposal) – 3/25/1996
953 E. Phillips Blvd.	**Alteration/addition (move from Monte Vista, 1100 sq. ft. install foundation and minor repairs) – 8/27/56 Plumbing & gas – 8/20/1956 Building (reroof) – 2/23/1965 Plumbing (shower) – 3/25/1996 Electrical (dryer, heater, disposal) – 3/25/1996 Building (reroof) – 2/03/1997
955 E. Phillips Blvd.	Alteration/addition (framing)– 12/14/1956 Electrical – 1/28/1957 Plumbing and Sewer - 2/27/1957 Building (reroof) – 3/24/2003
961 E. Phillips Blvd.	Plumbing (cesspool) – 1/18/1927

Plumbing (cesspool) – 8/18/1936  
Alteration/Addition (install 3 windows) – 3/25/1954  
Building (reroof) – 5/11/1965  
Building (demo existing garage, porch, and shed) – 12/17/1986  
Electrical (upgrade electrical panel) – 3/14/1996  
Plumbing (toilet, shower, water heater, wash basin, kitchen sink)-  
3/20/1996  
HVAC (wall heater) – 3/28/1996  
Electrical – 3/28/1996  
Building (window change out) – 3/14/1996  
Building (reroof) – 6/26/2000  
Building (covered patio) – 3/7/2013

The Los Angeles County Assessor's (Assessor) records identify the following information for each of the existing structures:

Address	Year Built	Effective Year Built	Area (sq. ft.)
949	1910	1924	1,260
953	1923	1930	895
955	1925	1925	958
961	1924	1927	864

According to the Assessor, year built is the calendar year in which at least 50% of the original construction was complete and effective year built is the adjusted year built taking into account any subsequent new construction or renovation.

### **Historical Resources Analysis**

Staff has reviewed the City Directory (Attachment 6) available at the Pomona Public Library to identify any persons associated with these properties, who made significant contribution to local, state, or national history. Staff has identified the following persons associated with the subject property:

1. *Diehl Francis M (poultry breeders) (1926)*
2. *Diehl Francis M (poultry) (1928)*
3. *Wood Wesley C (rancher) (1931)*
4. *McGuire Louise (1934)*
5. *Diehl Francis (1934)*
6. *Sharpe Arth J (1937-1938)*
7. *Northup Ann (1940)*
8. *Wasmund Arnold (1945)*
9. *Angel Luther (1945)*

10. Woodward Virgil (1948)  
11. Lewman Clarence (1951)

Staff has also reviewed the following City resources to evaluate the historical significance of the persons identified with the subject property. Persons of historical significance were not identified.

Historic Resources	Research
24 <sup>th</sup> Annual Pomona Heritage Home Tour	No historical significance found.
28 <sup>th</sup> Annual Pomona Heritage Home Tour	No historical significance found.
Pomona Centennial History by Pomona Centennial-Bicentennial Committee	No historical significance found.
Pomona Centennial History by Gloria Ricci Lothrop	No historical significance found.
History of Pomona Valley California with Biographical Sketches	No historical significance found.

### **Historic Landmark Designation Criteria**

The two properties identified in the City of Pomona's 1993 Historic Resources Inventory Survey, 949 and 961 E. Phillips Blvd., were identified as either structures with no architectural characters or altered to lose its architectural value. The structures do not possess special characteristics that distinguish them from other structures of the period and were not listed as a potential candidate for local, state, or national landmark status. Staff has determined that the structures cannot be identified with persons or events significant in local history and would not meet the landmark designation criteria.

Per Section .5809-13(F)(8) of the City of Pomona Zoning Ordinance, the Historic Preservation Commission shall first consider if the property would likely meet the following criteria used in historic landmark designation:

Criteria	Analysis
<i>It exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;</i>	The City of Pomona Historic Resources Survey did not identify 955 and 953 E. Phillips Blvd. in the survey, and 949 E. Phillips was identified as Craftsman Bungalow home that has been altered, yet with potential to be a contributing structure should the alterations be reversed. 961 E. Phillips Blvd. has been identified as a California Bungalow; however, it does not possess architectural character. In addition, the structures are not eligible for local landmark status, eligible for listing in the California Register of Historic Resources, nor eligible for listing in the National Register of Historic Places. The subject structures appear to have been constructed in 1910, 1923, 1925, and 1924



per Assessor records, although the original building permits have not been identified. Furthermore, the structures also do not exemplify any special elements of the City's history according to research conducted through the City directories and literature.

*It is identified with persons or events significant in local, state, or national history;*

No evidence has surfaced in staff's research in City directories and literature that the structure can be identified with persons or events significant in local, state or national history.

*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 structure has characteristics of a Craftsman Bungalow and California Bungalow; however, Diane Marsh has recorded that structure has been altered and is architecturally noncontributing. There are no indications of a distinctive method of construction used on the structure, or of any indigenous materials or craftsmanship used in the construction.

*It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*

The City's General Plan has identified three potentially eligible historic/merit districts: Kingsley Tract, Kellogg Park and Westmont Estates. The subject site is not located in the potentially eligible historic/merit districts. The subject site is located approximately 1.25 miles south from the nearest historic district, which is Lincoln Park. The area surrounding the property does not possess a unifying character and does not have a concentration of related historic or scenic properties.

*It is the work of a notable builder, designer, landscape designer or architect;*

The subject properties were built approximately in 1910, 1923, 1925, and 1924 and the builder could not be identified.

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

The structure is located on East Phillips Blvd. which is an urbanized area of the City. Surrounding land uses are church to the east, and residential neighborhood. The area is developed with single family residences and multi-family residential uses adjacent to the properties. There are no unique characteristics or an established and familiar feature surrounding these properties.

*It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant*

The structures do not possess significant architectural character, and does not possess any distinguishing details, structural and architectural innovations. In addition, according to *A Field Guide to American Houses* by Virginia Savage McAlester, the structure

***structural or architectural achievement or innovation;***

lacks many architectural details that distinguish a home as Craftsman Bungalow such as roof being supported by tapered square columns, or columns and piers extending to ground level.

***It is similar to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;***

The subject structure has not been found to be similar to distinctive properties, sites, or areas in the City, based on an historic, cultural, or architectural motif. The structures have been identified as Craftsman Bungalow and California Bungalow; however, it has been altered to no longer hold architectural significance.

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

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

The structure does not possess an architectural style or characteristic that distinguishes it from others of its kind. It is not one of few remaining examples of its architectural type in the City, the region, or the state.

## **PUBLIC NOTICING**

On February 28, 2019, a public hearing notice was sent to the applicant, posted at the subject site, and mailed to all owners of property located directly adjacent to and directly across the street from the subject site. Per section .5809-13(F)(8) of the City of Pomona Zoning Ordinance, demolitions of pre-1945 structures require a thirty (30) day notice to all property owners directly adjacent to, or directly across the street prior to the date of the commission public hearing. On February 28, 2019 a public hearing notice was also sent to all local historical groups and HPC commissioners and was published in the Inland Valley Daily Bulletin on March 2, 2019. As of date, Planning has received no inquiries about possible relocation of the structures.

## **ENVIRONMENTAL REVIEW**

Pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed project meets the criteria for a Class 1, Section 15301 Categorical Exemption in that the project involves the demolition and removal of duplex or similar multifamily residential

structure. In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished.

## **CONCLUSION**

In summary, the structures located at 961 East Phillips Boulevard were identified as Craftsman Bungalow and California Bungalow; however, the structures have been altered to no longer possess architectural significance. The structures are not listed as a potential candidate for local, state, or national landmark status in the 1993 Historic Resource Inventory Survey. The structures also have no historical, cultural, social, and political significance based on the research conducted through the City's historical resources. Staff has determined that the structure does not meet the historic landmark designation criteria and therefore, its demolition would not cause a potentially significant impact as a historic resource.

Respectfully submitted by:

Anita D. Gutierrez, AICP  
Acting Development Services Director

Prepared by:

Eunice Im, AICP  
Assistant Planner

## **ATTACHMENTS:**

- 1) Draft HPC Resolution
- 2) Location Map & Aerial Photo
- 3) Proposed 8-Unit Condo Development
- 4) Site Photographs
- 5) Historic Resources Inventory Form
- 6) City Directory Excerpts for 961 E. Phillips Blvd.

## **HPC RESOLUTION NO.**

**A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 011397-2019) TO ALLOW FOR THE DEMOLITION OF FOUR PRE-1945 SINGLE FAMILY RESIDENCES LOCATED AT 961, 955, 953 AND 949 EAST PHILLIPS BOULEVARD.**

**THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA DOES RESOLVE AS FOLLOWS:**

**WHEREAS**, Harry Shang, has submitted an application for Certificate of Appropriateness (MAJCOA 011397-2019) to allow for the demolition of four single family residences located at 961 955, 953 and 949 East Phillips Boulevard (APN: 8333-031-013);

**WHEREAS**, available records indicate that the structures were constructed in 1910, 1923, 1925, and 1924;

**WHEREAS**, the City of Pomona's Historic Resources Inventory prepared in 1993 by Diane Marsh, identifies 949 E. Phillips Blvd. and 961 E. Phillips Blvd., in its survey of East Phillips Boulevard;

**WHEREAS**, in accordance with Section .5809-13.F.8b, all property owners directly adjacent to the site were notified of the application on February 28, 2019, no less than thirty days before consideration by the Historic Preservation Commission;

**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 011397-2019) for the demolition of any structure constructed before 1945;

**WHEREAS**, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public hearing on April 3, 2019 concerning the requested Major Certificate of Appropriateness (MAJCOA 011397-2019); and

**WHEREAS**, the Historic Preservation Commission has carefully considered all pertinent testimony and the staff report offered in the case presented at the public hearing.

**NOW THEREFORE, BE IT HEREBY RESOLVED** by the Historic Preservation Commission of the City of Pomona, California, as follows:

**SECTION 1.** Pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed project meets the criteria for a Class 1, Section 15301 Categorical Exemption in that the project involves the demolition and removal of duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished.

**SECTION 2.** Section .5809-13.F.6 of the PZO requires the Historic Preservation Commission to determine whether all onsite structures meet any of the criteria for designation as a local historic landmark before approving a Major Certificate of Appropriateness for demolition of pre-1945 structures. The Historic Preservation Commission hereby finds as follows:

- a. *The structures does not exemplify or reflect special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;*

The City of Pomona Historic Resources Survey did not identify 955 and 953 E. Phillips Blvd. in the survey, and 949 E. Phillips was identified as Craftsman Bungalow home that has been altered, yet with potential to be a contributing structure should the alterations be reversed. 961 E. Phillips Blvd. has been identified as a California Bungalow; however, it does not possess architectural character. In addition, the structures are not eligible for local landmark status, eligible for listing in the California Register of Historic Resources, nor eligible for listing in the National Register of Historic Places. The subject structures appear to have been constructed in 1910, 1923, 1925, and 1924 per Assessor records, although the original building permits have not been identified. Furthermore, the structures also do not exemplify any special elements of the City's history according to research conducted through the City directories and literature.

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

No evidence has surfaced in staff's research in City directories and literature that the structure can be identified with persons or events significant in local, state or national history.

- 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 structure has characteristics of a Craftsman Bungalow and California Bungalow; however, Diane Marsh has recorded that structure has been altered and is architecturally noncontributing. There are no indications of a distinctive method of construction used on the structure, or of any indigenous materials or 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 City's General Plan has identified three potentially eligible historic/merit districts: Kingsley Tract, Kellogg Park and Westmont Estates. The subject site is not located in the

potentially eligible historic/merit districts. The subject site is located approximately 1.25 miles south from the nearest historic district, which is Lincoln Park. 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 properties were built approximately in 1910, 1923, 1925, and 1924 and the builder could not be identified.

- f. *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 structure is located on East Phillips Blvd. which is an urbanized area of the City. Surrounding land uses are church to the east, and residential neighborhood. The area is developed with single family residences and multi-family residential uses adjacent to the properties. There are no unique characteristics or an established and familiar feature surrounding these properties.

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

The structures do not possess significant architectural character, and does not possess any distinguishing details, structural and architectural innovations. In addition, according to *A Field Guide to American Houses* by Virginia Savage McAlester, the structure lacks many architectural details that distinguish a home as Craftsman Bungalow such as roof being supported by tapered square columns, or columns and piers extending to ground level.

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

The subject structure has not been found to be similar to distinctive properties, sites, or areas in the City, based on an historic, cultural, or architectural motif. The structures have been identified as Craftsman Bungalow and California Bungalow; however, it has been altered to no longer hold architectural significance.

- 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 residential buildings

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.*

The structure does not possess an architectural style or characteristic that distinguishes it from others of its kind. It is not one of few remaining examples of its architectural type in the City, the region, or the state.

**SECTION 3.** The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA 011397-2019) to allow for the demolition of four structures with the following conditions:

1. Before issuance of a building permit for demolition of the existing structure, the applicant is encouraged to take those steps, necessary to either (a) allow interested person or organizations a 30 day period for reasonable salvage opportunity or, (b) instruct the applicant's demolition contractor to salvage, rather than destroy, those historic elements found within the house.
2. The applicant shall document the structure photographically and present a copy of the record to the Special Collections Division of the Pomona Public Library and to the Pomona Historical Society.

**SECTION 4.** The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

**APPROVED AND PASSED THIS 3<sup>rd</sup> DAY OF APRIL, 2019.**

\_\_\_\_\_  
DEBRA MARTIN,  
HISTORIC PRESERVATION COMMISSION  
CHAIRPERSON

**ATTEST:**

\_\_\_\_\_  
ANITA D. GUTIERREZ, AICP  
HISTORIC PRESERVATION COMMISSION SECRETARY

STATE OF CALIFORNIA)

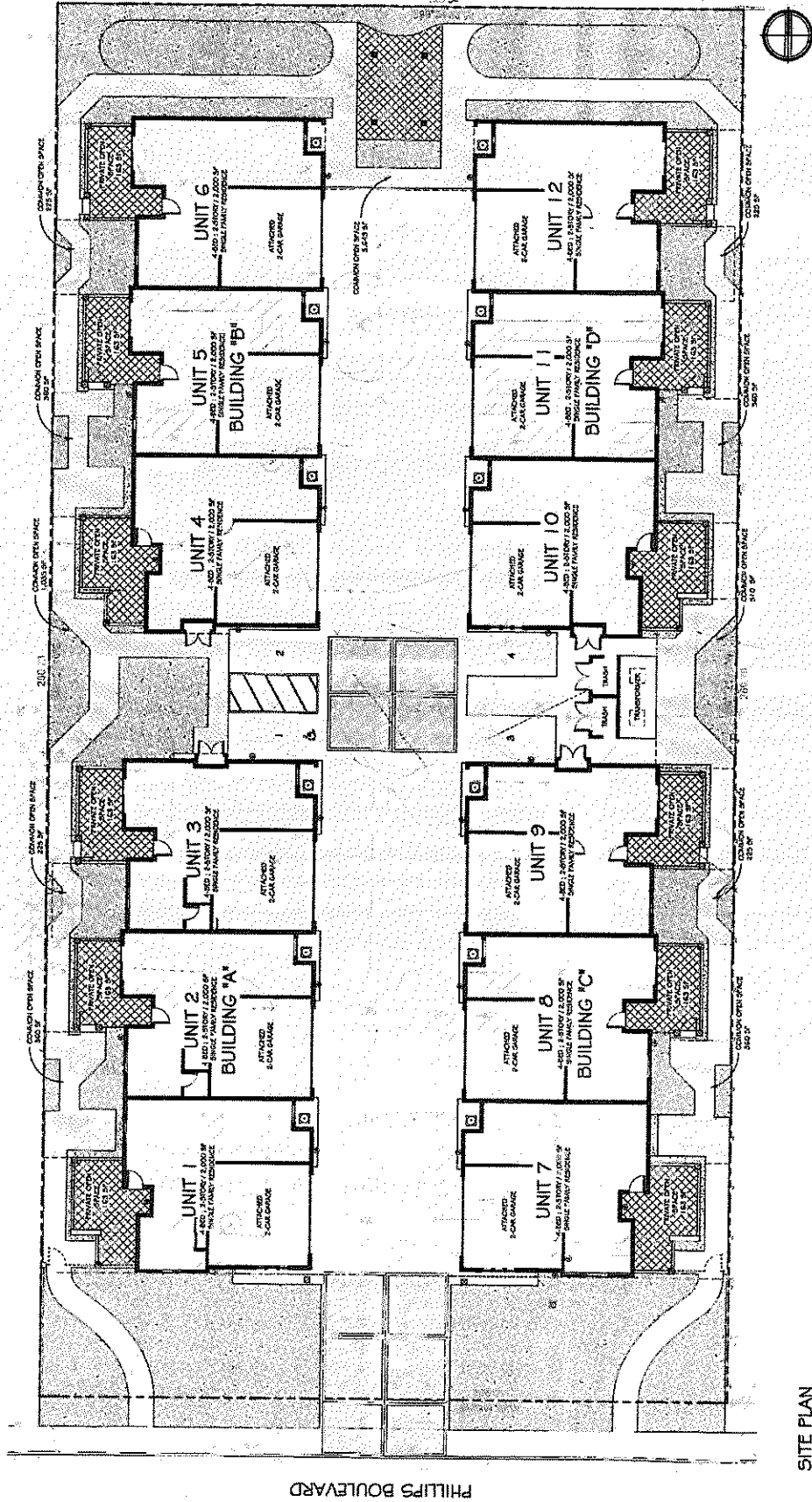
COUNTY OF LOS ANGELES)  
CITY OF POMONA)

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

Pursuant to Resolution No. of the City of Pomona, the time in which judicial review of this action must be sought is governed by California Code of Civil Procedure Section 1094.6.

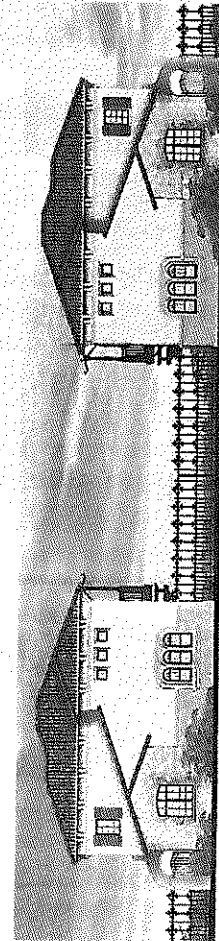






**SITE PLAN**

## PROJECT DATA

[illegible]

CONCEPTUAL SOUTH ELEVATION ( PHILLIPS )

**WFC**

**WILKINS FAMILY  
CONSTRUCTION**

Design/Development/Construction  
1000 N. Highway  
P.O. Box 1000  
Palm Springs, CA 92262  
Tel: (909) 859-1122  
Fax: (909) 859-1345

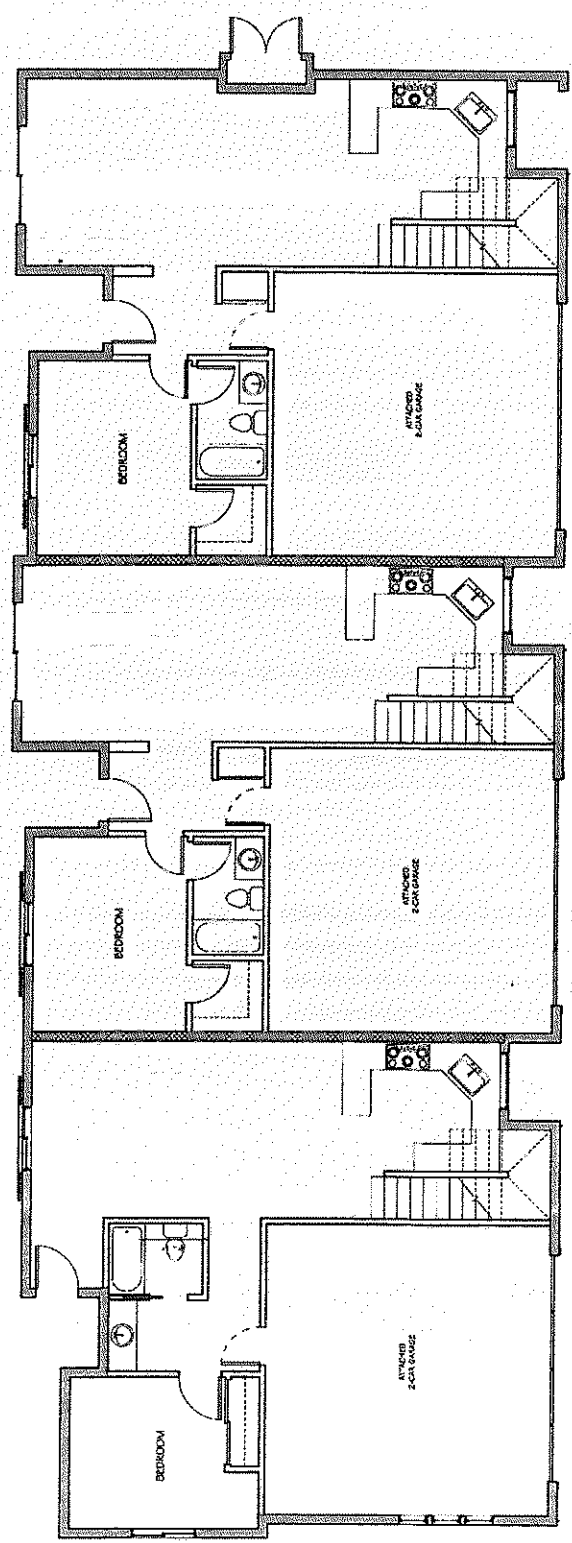
951 E. PHILIPS BOULEVARD • POMONA, CA  
MULTI-FAMILY DEVELOPMENT

PROJECT NO.	180544
DATE	04/25/14
DRAWN BY	ANNE
CHECKED BY	ANNE
DATE	05/01/14
PROJECT NO.	180544
DATE	04/25/14
DRAWN BY	ANNE
CHECKED BY	ANNE
DATE	05/01/14

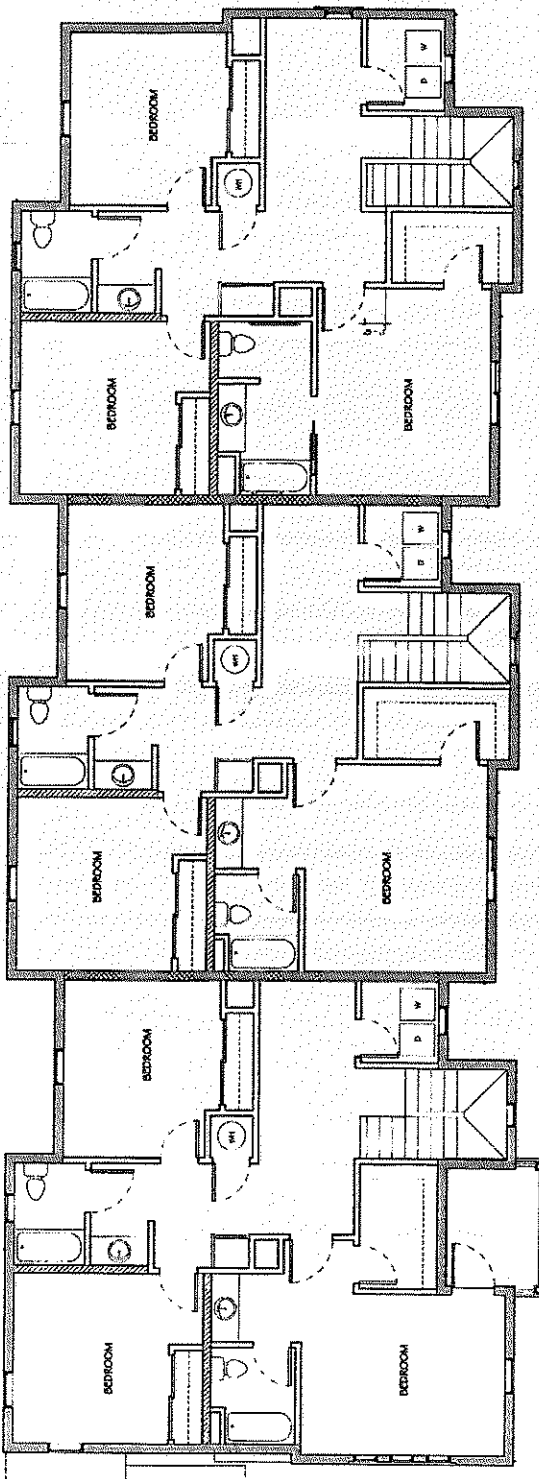
TYPICAL FLOOR PLANS

2

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TYPICAL FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



TYPICAL SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**CITY OF POMONA**  
**Historic Resources Inventory**  
**(Short Form - Exterior)**

(1) Address: 961 E PHILLIPS (2) Neighborhood: \_\_\_\_\_

(3) Property Category:

Single Family Residential	<u>X</u>	Multi-Family Residential	_____ #of Units _____
Commercial	_____	Industrial	_____
Other	_____		

(4) Architectural Style (see attached sheet): CALIFORNIA BUNGALOW

(5) Estimated Construction Date(s): 1910 (6) Condition of Structure POOR

(7) Additions or Alterations:      Major      Moderate      Few      None

Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(8) Other comments or observations: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(9) Rating:      "C"      "CM"      "N"      "NA"      "R"

(10) Evaluator: D. MARSH  
Date of Evaluation JUNE 1993

- ( Place Picture Here) -

**CITY OF POMONA**  
**Historic Resources Inventory**  
**(Short Form - Exterior)**

(1) Address: 949 E PHILLIPS (2) Neighborhood: \_\_\_\_\_

(3) Property Category:

Single Family Residential	<u>X</u>	Multi-Family Residential	____#of Units____
Commercial	____	Industrial	____
Other	____		

(4) Architectural Style (see attached sheet): CRAFTSMAN BUNGALOW

(5) Estimated Construction Date(s): 1910 (6) Condition of Structure POOR

(7) Additions or Alterations:      Major      Moderate      Few      None

Description: CINDERBLOCK RAIL

(8) Other comments or observations: \_\_\_\_\_

(9) Rating:      "C"      "CM"      "N"      "NA"      "R"

(10) Evaluator: D. MARSH  
Date of Evaluation JUNE 1993

- ( Place Picture Here) -

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 Dicmas John B (Esther C; Dicmas & Dicmas) h123 E Center  
 Dicmas & Dicmas (John B and Esther C) chiroc 123 E Center  
 Diddock R W slsmn h305 E Piedmont  
 Diehl Francis M poultry breeders 961 E Phillips blvd  
 Diehl Paul h529 E Holt av  
 Dierks Chas mech Fred Reynolds & Co  
 Dietrick Otto M lab r1020 E 5th av  
 Dietzman Ed clk r230 N Garey av  
 Dilley Roy W (Adeline) gro 590 E 10th  
 Dillin Anna E r671 W 7th  
 Dillin Eliz dep city treas r196 Paloma dr  
 Dillman Geo (Sadie F) h563 San Francisco av  
 Dingman Anna S (wid J W) r728 E 10th  
 Dinsen Anna C florist r670 Williams  
 Dinsen Thirza (wid H P) h670 Williams

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 Dirking Cath A student r1164 W 3d  
 Dirking Eleanor B Mrs real est and ins 160 S Thomas R30 h1164 W 3d  
 Dirking Genevieve F student r1164 W 3d  
 Dishrow Elmer E (Anna M) undtkr 415 N Gary av  
 Ditty Amos dentist 117 W 2d r E Cucamonga av nw cor Maple N Pomona  
 Ditty Cecil A (Maizie) teller First Natl Bank h240 Bent  
 Ditty John rancher h371 Jefferson av  
 Ditty Maud nurse r371 Jefferson av  
 Ditty Ruth r371 Jefferson av  
 Dixon Arth driver r1025 Kingsley av  
 Dixon C R (S L) slsmn h990 N Eleanor  
 Dixon Thos (Gertrude) toolmkr h605 N Eleanor  
 Doadvin Anna Mrs r940 E 9th  
 Dobbert Aug (Rose) h490 Columbia av  
 Dobbert Ruth r490 Columbia av  
 Dobson Fred R (Annie H) lab h584 E 3d  
 Doctor Thos P (Unett) h929 E 7th  
 Dodd Chas N (Nona) h297 S Hamilton blvd  
 Dodd C Marguerite tchr r209 W Pearl

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Deyo Lucius vulc C R May r246 W 9th  
Deyo Mary E (wid Geo) h246 W 9th  
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Dial Pearl Mrs indy wkr Pomona Sanitary Lndy h371 N Palomares  
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Diaz Simon (Alula) lab h932 W 1st  
Dibble Helen dental hygienist City Health Dept r250 E Pasadena  
Dice Harry W (Mabel) whsemn Sou Service Co h393 E Alvarado  
Dick Everett W (Elsie) gas sta 2095 S Town av  
Dickerson Anna Mrs h949 E 6th  
Dickerson Benj R (Sara L) buyer Orange Belt Emporium h990 N  
Eleanor  
Dickerson F Paul r990 N Eleanor  
Dickey Jas G vulc I T Grubb r Phillips and Pipeline  
Dickie Ann J (wid Wm) r159 E Holt av  
Dickinson Cameron T tchr Pomona Jr Coll and Sr High Sch r855 Town  
Dickinson D Henry (Eula) uphol 1009 W 2d h1003 same  
Dickinson Fred clk Auto Club of Sou Cal h1324 W 2d  
Dickinson Geo H (Bertha) waiter R G Gillfillan h373 E Monterey  
Dickinson Granville E (Anna) meat ctr h264 N Palomares  
Dickinson Marion E beauty parlor 117 E 2d  
Dickinson Roy r373 E Monterey  
Dickley F A mach Pomona Mfg Co r Upland  
Dickson Marie clk r704 E 10th  
Dickson Wm R (Annie O) carp h704 E 10th  
Dicmas Esther C (Dicmas & Dicmas) r123 E Center  
Dicmas John B (Esther; Dicmas & Dicmas) h123 E Center  
Dicmas Marjorie asst Pomona Pub Library r123 E Center  
Dicmas Mildred r123 E Center  
Dicmas & Dicmas (John B and Esther C) chiros 123 E Center  
Diehl Francis M poultry 961 E Phillips blvd  
Dilley Roy W (Adeline) musician h590 E 10th  
Dillin Dorothy A tchr City Sch r196 Paloma dr  
Dillin Eliz Mrs depy City Treasurer h196 Paloma dr  
Dillinger Gertrude clk C R Clark  
Dillman Geo (Sadie F) h563 San Francisco av  
Dillon Jas A (Grace) slsmn h764 Columbia av  
Dinsen Thirza (wid H F) h670 Williams  
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& N Pomona  
Ditty John rancher h371 Jefferson av  
Ditty Maud nurse r371 Jefferson av  
Ditty Ruth r371 Jefferson av  
Dixon Jas M (Eleanor) printer h370 N Palomares  
Dixon Marshall (Edith) carp h857 W 7th

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 Wood Wesley C (Eliz) rancher h961 E Phillips blvd  
 Wood Wm ydmn Kerckhoff-Cuzner Lbr Co r LaVerne  
 Wood Wm M h695 W Phillips blvd  
 Wood Willis A r650 E 12th  
 Wood & Hester (C T Wood H G Hester) 2d bd furn 713 E 2d  
 Woodard Mac W (Mildred) clk P O h1003 E Grand av  
 Woodard Marvin I (Esther) sismn Extrafine Bread Bakery h967 N Hamilton av  
 Woodard Virgil L (Susan A) h781 N Park av  
 Woodard Wm F (Ola E) forester h855 E 8th  
 Woodbridge Dudley B (Caroline) cash Pomona Coml & Sav Bank h418 Randolph  
 Woodburn Belle r418 E Jefferson av  
 Woodbury Clarence G (Clara) h647 Columbia av  
 Woodbury Dorothy sten r647 Columbia av  
 Woodbury Nellie B Mrs r257 E Alvarado av  
 Wooden Homer baker h715 1/2 N Park av  
 Wooden Howard M (Lenore) clk Arth Middleton h596 East dr  
 Woodford Jas B storekpr Pomona Pump Co r Claremont  
 Woodruff Carolyn L r336 S Linden  
 Woodruff H Belle Mrs h186 E Jefferson av  
 Woodruff Lawrence M (Margt) cond h942 W Holt av  
 Woodruff Leo (Marguerite) auto mech h750 Wilson  
 Woodruff Marguerite J clk Orange Belt Emporium r750 Wilson  
 Woodruff McMillen (Carrie M) carp h336 S Linden  
 Woodruff Myron A (Maxine) emp City Dairy h1264 W 2d  
 Woods A Lyle (Jessie) slsmn Extrafine Bread Bakery h135 W Center  
 Woods C Roy (Alma) welder h1226 W 3d  
 Woods Edw L furn fnshr F L Hanson h784 W 3d  
 Woods Emma r762 N Gordon  
 Woods Frank chauf h517 N Main  
 Woods Frank W (Lillian) h625 N Garey av  
 Woods Fred M (Alice) h683 N Garey av  
 Woods H S h135 W Center  
 Woods Henry O (Eva) r1390 Arroyo  
 Woods John K (Clara D) lab h865 E 7th  
 Woods Orange (Ryan & Woods) r San Bernardino  
 Woodsum Edw W (Lelia R) clk Watson Bros h197 E Alvarado av  
 Woodsum Edwina sten T C Custer r197 E Alvarado av  
 Woodward Lyle checker Wesln Dairy Products Inc r850 E 6th  
 Woodward Virgil P (C May) carrier P O h1136 W 4th  
 Woodworth Harvey P (Eva V) rancher h385 E Phillips blvd  
 Woodyard Anice Mrs h1260 E 9th  
 Woodyard Anna (wid Eug) r1495 S Towne av  
 Wool Ralph E dentist 117 W 2d  
 Woolard Walter T (Delia) radio techn J M Burnley h780 Wilson  
 Woolery Gertrude L (wid J M) h306 Vinton av  
 Woolfenden Emma J Mrs C S pract 315 W 2d R 322 r635 N San Antonio  
 Woolfenden Richards (Emma J) C S pract 315 W 2d R 322 h635 N San Antonio  
 Woolum Edw h760 E 2d  
 Woolworth F W Co M C Miner mgr notions 235 W 2d

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McDowell Robt r468 E 7th  
McDowell Roger r468 E 7th  
McEachran Robt eng Pacific Colony r Spadra  
McElwany S Clyde (Rachel) clo prsr Pomona Sanitary Lndy h880 E  
7th  
McFadden Ivan T (Belva) clk F W Woolworth Co h450a N San  
Antonio av  
McFadyen Hazel M sten Brogdex Co r Claremont  
McFall Cornelia (wid John) r624 W Orange Grove av  
McFarland Fern C r245 E Kingsley av  
McFarland Henry A h745 S Garey av  
McFarland John E h245 E Kingsley av  
McFee Harry lab r1296 W 3d  
McGannon Allen I (Amy J) meats 456 W 2d h425 S Main  
McGannon Emil (Florence) slsmn J P Evans h618 N Park av  
McGannon Howard T meat ctr Alpha Beta Food Mkts r425 S Main  
McGannon Zach T (Rose) billiards 240 S Garey av h367 N Eleanor  
McGee Chas dairywkr h249 E 7th  
McGee Claude E (Grace T) roofer Underwood Co h560 S Towne av  
McGee Hazel E tel opr Sou Cal Tel Co r249 E 7th  
McGee Lucille r760 W 2d  
McGee Thos W (Mary) jan h631 Wisconsin  
McGill Eliz (wid Harry) r892 E 2d  
McGill Paul K dry clnr Pomona Sanitary Lndy h892 E 2d  
McGilliard Frank E (Nettie J) h450 W Center  
McGinnis Margt r411 S White av  
McGlasson Francis M lab h383 E 4th  
McGonigle Mary E (wid John M) h468 W Alvarado av  
McGrath Helen J clk r206 E Alvarado av  
McGuffin Phoebe H (wid L W) h362 E 4th  
McGuire Louise Mrs r961 E Phillips blvd  
McIlvried Elsie V h310 E Pasadena  
McIlvried Grace E asst Pomona Pub Library r310 E Pasadena  
McIlvried Helen F r310 E Pasadena  
McInnes Hunter T (Lena) mech Sou Cal Edison Co h359 Chester pl  
McIntosh E Fannie Mrs h660 W 11th  
McIntyre Walter ranchwkr r1400 S Hamilton blvd  
McIntyre Jack clk Piggly Wiggly r San Dimas  
McKay Geo E (Mildred N) autos 305 E 3d h180 Lincoln av  
McKay Hannah (wid Sherman) h836 E Holt av  
McKean John E supt Pomona Valley Machine Wks r376 Columbia av  
McKean Thirza (wid E B) h376 Columbia av  
McKee Harry adj Sou Counties Gas Co h962 S Garey av  
McKee Jesse r735 W 9th  
McKee Walter L (Effie) eng h767 E 5th av  
McKendrick David G clk r152 E Pearl  
McKendrick Thos (Clara) h152 E Pearl  
McKendrick Thos T (Margt) emp Cal Fruit Wrapping Mills h325 N  
Palomares  
McKENNA A G, Chairman of Board and Sec Pomona Pump Co, r  
Claremont, Tel Claremont 4483  
McKENNA G A, Pres Pomona Pump Co, r Claremont, Tel Claremont  
3578  
McKenzie Clarence L (Louise) carp h633 E 5th av  
McKenzie Etta (wid H L) h441 Columbia av  
McKenzie Hazel r441 Columbia av  
McKenzie Lavina C (wid Alex) h437 E Alvarado av  
McKenzie Louise Mrs clo clnr h329 Paloma dr  
McKenzie Omer C (Hazel) lab h454 E Center  
McKernan John W (Lenora) h645 W Monterey av  
McKey Chas C (Estelle E) h319 Randolph  
McKinley Thaddeus C lab r265 E Kingsley av  
McKinney Alice (wid Arch) h863 E 5th av  
McKinney Nell opr Assoc Tel Co r863 E 5th av  
McKinney R W restr Valley blvd Spadra

# ONTARIO AUTO WRECKERS

New and Used Auto Parts. Cars Bought and Exchanged. Automobile Wind Wings and Wind Shields. A Full Line of Ring and Pinion Gears for All Cars. Door Glass.  
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PAY NO MONEY IN ADVANCE. All well-known publishers instruct their men to collect nothing prior to publication.

LOS ANGELES DIRECTORY CO., Publishers

Diaz Philip lab h212 N Cypress  
Diaz Robt (Jennie) lab h221 N Hamilton blvd  
Diaz Senon (Aluia) lab h932 W 1st  
Diaz Steph r1286 S Rebecca  
Dice Harry W (Mabel) gro 402 E Center h393 E Alvarado av  
Dick Everett W (Elise E) gas sta 2095 S Towne av  
**DICK JOSEPH R**, Chevrolet Sales and Service, 343 E 2d, Tel 86, h206 E Alvarado av (See front cover and page 19)  
Dickenson Peter G (Frances) clk Piggly Wiggly h1183 Wisconsin  
Dickerson Benj R (Sarah L) mgr Elks Club and sec Pomona Lodge No 389 BPOE h990 N Eleanor  
Dickerson Bertha M Mrs factywkr Pomona Tile Mfg Co r1156 E 3d  
Dickerson E Lester (Bertha) auto mech Wurl's Garage h1156 E 3d  
Dickerson Hazel r1156 E 3d  
Dickerson Robt L factywkr Pomona Tile Mfg Co r1156 E 3d  
Dickerson W E emp Cal Fruit Wrapping Mills r1809 Arroyo av  
Dickinson David H (Eula) uphol 1009 W 2d  
Dickinson Laura B (wid D S) r 267 S Thomas  
Dickinson May (wid Frank) indywkr Pomona Sanitary Lndy r351 E Monterey av  
Dickinson Vincent C (Norma B) h394 E Alvarado av  
Dickman Paul W Rev (Muriel M) pastor First English Evangelical Lutheran Ch h655 N Palomares  
Dickson Elbert r811 S Park av  
Dickson Ruth r811 S Park av  
Dickson Wm R (Anna) carp h811 S Park av  
Dicmas Esther C Mrs (Dicmas & Dicmas) r123 E Center  
Dicmas John B (Esther C) (Dicmas & Dicmas) h123 E Center  
Dicmas John L mailboy Pomona Pump Co r123 E Center  
Dicmas Mildred asst Pomona Pub Library r123 E Center  
Dicmas & Dicmas (J B and Esther C) chiropractors 123 E Center  
Dieckman Wm H mach Pomona Pump Co r Cecil Apts  
Diehl Francis M h961 E Phillips blvd  
Dietrich Alice sten T J Bromley h285 E Pasadena  
Dietz Arth G (Bessie O) h1474 S Reservoir av  
Dill Cora E h178 W Pearl  
Dill Portia P Mrs lino opr Progress-Bulletin h507 Texas  
Dilley Row W (Edeline) piano tuner h590 E 10th  
Dillin Dorothy A r196 Paloma dr  
**DILLIN E ELIZABETH MRS**, City Treasurer and Tax Collector, h196 Paloma Dr  
Dillman Sarah F (wid Geo) h563 San Francisco av  
Dillon Anna E (wid Eli) r1623 E 9th  
Dilworth Beulah R Mrs clk Siever's h876 N Park av  
Dingman Anna (wid J W) r1027 E 3d  
Dinner Bell (Mrs Anna Hawker Mrs Maude Yeoman) restr 776 E 2d  
**DIRECTORY LIBRARY**, Pomona Chamber of Commerce, Community Bldg, 118 E 3d  
Ditty Amos (Margt L) dentist 115 1/2 W 2d h365 Francis  
Ditty John h371 Jefferson av  
Ditty Ruth r371 Jefferson av  
Divers Oliver P (Rhoda) mgr St Francis Hotel h248 S Gordon  
Dixon Caroline (wid Jas) r545 S Main  
Dixon Chas (Dana) rancher h991 E 7th  
Dixon Dana mech Fox Garage r991 E 7th  
Dixon Eleanor Mrs h573 W Center  
Dixon J A lab Pomona Valley Mach Wks  
Dixon John rancher h1366 S Park av  
Dixson Herschel lab r616 E 4th  
Dobbert Aug gdnr h490 Columbia av  
Doctor Thos P rancher h2301 S Towne av  
Dodd C Nelson (Nona) chauf h1354 N Gordon  
Dodd Emma D (wid John V I) h209 W Pearl

E. TWEED STONE,  
Director

MRS. STONE,  
Lady Assistant

# STONE FUNERAL HOME

329 EAST 9TH

UPLAND

TEL. UPLAND 311-34

POMONA CITY DIRECTORY (1937-38)

231

Shank Kate (wid Dave) smstrs Buckley's Inc r472 Randolph  
Shankland Guy T (Nell) h707 N Reservoir av  
Shankland Jean clk F W Woolworth Co r707 N Reservoir av  
Shankland John (Kath) pumpmn City Water Dept h1395 N Park av  
Shanks Ethel M h986 Columbia av  
Shanks Frank r1503 N Gordon  
Shanks Grace M r896 Columbia av  
Shanks Nora M Mrs h1503 N Gordon  
Shannon Robt slsmn h355 W Jefferson av  
Shapard Harold r596 N Reservoir av  
Shapard Pauline (wid F D) h596 N Reservoir av  
Sharkey Melvin H clk R M Johnson r647 S Thomas  
Sharon Lula Mrs r323 E Monterey av  
Sharp Edw C (Beulah) police h596 Lincoln av  
Sharp Edwin B (Myrtle) rancher h879 E Kingsley av  
Sharp Emma (wid F P) h1315 W 2d  
Sharp Gordon W (Eathel) h317 N White av  
Sharp Richd H mach r1315 W 2d  
Sharpe Arth J (Dora) slsmn h961 E Phillips blvd  
Sharpe Sidney L toolmkr r961 E Phillips blvd  
Shartel Wm D (Shartel's) r137 W Center  
Shartel's (W D Shartel Mrs L L Hanson) ice cream mfr 263  
E 2d

Shauman John h755 S Caswell  
Shaver Cecil Mrs tile wkr r1207 E 5th av  
Shaver Chas (Genevieve) tile wkr h1207 E 5th av  
Shaver Geo R (Edith) lab h965 W 3d  
Shaver Gilbert lab r1115 W 5th.  
Shaver Jason lab r965 W 3d  
Shaver Lawrence (Sallie) lab h1115 W 3d  
Shaver Robt lab r965 W 3d  
Shaver Veral lab r1115 W 3d  
Shaver Wm lab r1115 W 3d  
Shay Margt emp Pomona Valley Community Hosp r1846 N Garey  
av

Sheain John (Camille) wtchmn h950 W Orange Grove av  
Sheard Jas (Isabel) h1489 S Rebecca  
Shearer Jas E (Josephine R) foot specialties 223 N Garey av h215  
E Center

Shearer Virginia r215 E Center  
Shearin Nellie W tchr Pomona High Sch and Jr College h932  
N Park av

Sheasby Richd (Nellie) rancher h1296 Prospect dr  
Sheasby Wm r1296 Prospect dr  
Sheedy Emily M Mrs h320 S Gibbs  
Sheets Ada E (wid W G) h490 E Alvarado av  
Sheets Albt E (Irene V) dairy inspr h142 Nemaha  
Sheets Clifford N slsmn r490 E Alvarado av  
Sheets Elouise r135 Jefferson av  
Sheets Henry L (Estella) (Pomona Paint & Paper Co) h135  
Jefferson av

Sheets Louis E piano tuning 250 W 3d r825 E 4th  
Sheets Madeline Mrs h822 1/2 N Garey av  
Sheets Marian E r490 E Alvarado av  
Sheets Moses A (Lydia S) h538 McKinley av  
Sheffer Oma C Mrs waiter J P Arvan r182 Columbia av  
Sheffer Theron L (Oma C) teleg opr SPCo h182 Columbia av  
Sheffield Herbt A (Lena) custodian YMCA h808 W 4th  
Sheffield Rose L Mrs restr 993 E Holt av  
Shelby Edw P (Gladys) clk Pomona Pump Co h742 San Fran-  
cisco av  
Sheldon Edith M tchr Kauffman Sch h591 N Gordon

VALLEY

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COMPANY

Electrical  
Contracting

—  
Wiring

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Fixtures

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Clocks

—  
Appliances

—  
Gifts

—  
Sound  
Distributing  
Systems

—  
320  
West 2d St.

Tel.  
1784

POMONA



## ENJOY EASTSIDE

ALE AND BEER

North Rebecca cor. Commercial Street Telephone Pomona 664

POMONA CITY DIRECTORY (1940)

175

Niles Frank (Eva) r227 W Holt av  
Nilson Olof M (Adeline) rancher h1227 S Reservoir av  
Nipper Vera M Mrs beauty shop 223 N Garey av r329 E Pearl  
Nipper Wm H (Vera M) clk h329 E Pearl  
Nisbet Archie (Winifred W) tchr PHS&JC h1775 N San Antonio av  
Nisbet Jas C (Maude W) carrier PO h183 E Pearl  
Nissley Clarence J emp ATCo r791 William  
Nix Cecil C (Gladys) slsmn Jos R Dick h748 Wisconsin  
Nixon Hal J (Gail M) chiropractor 1011 E Holt av  
Nixon Roy E (Mabel) ranchwkr h220 E Grand av  
Nizzie Henry hospwkr h1292½ W 5th  
Noble Lena W Mrs h836 Hawthorne pl  
Noble Wm M (Grace) h540 Bonita pl  
Noe Karl (Eleanor) clo prsr R L Hoskins h411 S White av  
Noe Wm E (Alice) h433 Columbia av  
Nokes L E h410 N San Antonio av  
Nokes Lowell E (Cleo) constrwkr h410 N San Antonio av  
Nolan Jewell h1347 E 5th av  
Nolan John C (Lillian E) h458 San Francisco av  
Noll Ruth instr Throne Business Coll r297 W Artesia  
Noll Saml P (Edith) car h976 E 4th  
Noll Saml P jr r976 E 4th  
Nolte Ed (Bertha) bldg contr 1695 N Gibbs  
Nolte Geo E (Edlee) bldg contr 1326 Huntington blvd  
Nolte Rose r1695 N Gibbs  
Norbury Leonard A (Janet) bkpr J P Loubet Co h1080 E 5th av  
Norcross Bertie F rancher h1521 E Holt av  
Norcross Gertrude E Mrs h533 N Huntington  
Norcross Rebecca priv sec Bd of Educ r1521 E Holt av  
Norcross Walter L ranchwkr r2187 E Phillips blvd  
Nordquist Carl agt The Texas Co  
Noreen Maejune Mrs sten ATCo h618 E Jefferson av  
Noreen Sten (Maejune) pkr h618 E Jefferson av  
Norgor Paul H (Grace N) bldg contr 687 W Orange Grove av  
Norman Fay H meatctr H N Boone r716 W 3d  
Norris Eva J r985 E 6th  
Norse Wm h1472 S Garey av  
North Pomona Mennonite Church 2520 N Garey av  
North Thos r1108 S Hamilton blvd  
North Towne Avenue Church of Christ Rev H E Malone pastor 817 N Towne av  
Northey Carrie (wid W C) h265 E Pasadena  
Northey Thos F (Adeline) rancher h490 E Phillips blvd  
Northrup Andruss B (Anne) cbtmkr h850 Buena Vista av  
Northrup Lois (wid W M) h851 N Caswell av  
Northrup Ann Mrs r961 E Phillips blvd  
Norton Albt E (Winifred) bkpr h702 Huntington blvd  
Norton Chas W (Ella M) poultry 922 E Grand av  
Norton Laura Mrs waiter G E Weaver r234 E Pasadena  
Norton Lyman F (Ellen I) rancher h788 E Grand av  
Norton Mildred r138 Monroe  
Norwood John E (Lola) h530 E Kingsley av  
Norwood Wm E (Cora E) h663 N Gibbs  
Nott Alta G Mrs h213½ E Monterey av  
Nott Clarence B drftsman r1379 W 5th av  
Nott Geo r1379 W 5th av  
Nott Mary G Mrs h1379 W 5th av  
Nott Ruth r1379 W 5th av  
Novak Celia r1148 W 5th  
Novak Edw F h1148 W 5th  
Novak Frank slsmn Geo Streit r1148 W 5th  
Novak Jos r1148 W 5th  
Novak Josephine r1148 W 5th  
Nowling Harriett (wid John) r382 W 7th  
Nox Chas B h1285½ S Garey av



410 E. Second St.

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POMONA

Phone 1928

282

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**MEN**

WHO  
WANT  
THE  
BEST  
COME  
TO

**JOHN  
P.  
EVANS**

FOR  
THEIR

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NEEDS

269

W. 2nd  
POMONA

Warren Mae I slswn J J Newberry Co r1153 Wisconsin  
Warren R Wm (Sue B) linemn ATCo h1131 Wisconsin  
Warren Sue B Mrs slswn Orange Belt Emporium r1131 Wisconsin  
Warren Wm E (Eva P) City Poundmaster h309 E Pasadena  
Washburn Florence N minr Alf Gray r Claremont  
Washburn Jas R form PACo r Altadena  
Washburn Le Roy (Wilma) driver h581 Claremont pl  
Washburn Stella A h847 N Gordon  
Washington Elementary School 975 E 9th  
Wasmund Arnold (Dorothy E) USA r961 E Phillips blvd  
Wasmundt Fred W (Etna) carp h1378 W 2d  
Wasson John (Minnie) r168 W Kingsley av  
Waterman Edna pkr OBFD r578 Laurel av  
Waterman Guy E (Mattie M) h1339 N Gordon  
Waterman Roger O (Edna F) ranch wkr h578 Laurel av  
Waters Delia B Mrs florist 1342 W 2d  
Waters Eva L (wid A C) tchr h730 San Francisco av  
Waters Gwendolyn tchr r730 San Francisco av  
Waters Harry H (Delia B) meat ctr h1342 W 2d  
Watkins Frank E (Lydia A) h305 E Alvarado av  
Watkins Harold F (Elaine R) pntr Murphy Chevrolet Co h422 Walnut  
Watkins Malcolm W (Betty C) USA h401 S Park av  
Watson Eug E (Jessie) meats 1490 N Garey av h152 McKinley av  
Watson Henry W r690 Currier  
Watson Mary Mrs r190 W 7th  
Watson Oliver S (Elsie T) h718 W Holt av  
Watson Richd M (Audrey E) USN r1294 N Park av  
Watson Ruby J (wid R C) bkpr h780 Wilson  
Watt Dean G USA r660 E 4th  
Watt Raymond USA r660 E 4th  
Watt Robt W USA r660 E 4th  
Watt Wm A (Lucille) mach Fairbanks Morse & Co h660 E 4th  
WATTERS DALE E (Grace B) (City Transit Taxi) 320 S Garey Av, Tel 141, h388 Madison Av, Tel 16212  
Watton Alan T (Vernita M) tool mkr h674 Illinois  
Watts Arth tmkpr Lockheed h162 W Alvarado av  
Watts Edw I (Hattie) h688 E 6th  
Watts Ernest E (Adah) h851 Hawthorne pl  
Watts Harriet M emp Fairbanks Morse & Co r688 E 6th  
Watts Harrison (Ella) lab h160 W 6th  
Watts Helen L r610 W Center  
Watts John P (Ariene) USA h160 W 6th  
Watts Laura V Mrs wldr Douglas h758 W Center  
Watts Nona S (wid Arth) r162 W Alvarado av  
Waugh Chas W (Winona F) brooder mfr 328 E Grand av  
Wax Blanche (wid D W) r1285 W 5th av  
Way Guy H (Ressie) boxmkr h405 E 5th av  
Way Harry (Ella) h545 Randolph  
Wayham Carl E rancher r221 E Grand av  
Wayham Harold trucker r221 E Grand av  
Wayham Oscar W (Myrtle) pntr h221 E Grand av  
Wayson D Harry h362 E Alvarado av  
Wayson Edna M r362 E Alvarado av  
Weakley Saml (Rena) r2500 W 5th av rt 2  
Weatherby Earl R USA r916 Huntington blvd  
Weatherby Leona M (wid Wm) r423 Chester pl  
Weatherby Oscar C (Margery J) meat ctr h916 Huntington blvd  
Weaver Emery D (Josephine) bus driver h581 W Center

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JEWELERS**

**WATCH &  
JEWELRY  
REPAIRING**

Pomona, California

POMONA CITY DIRECTORY (1945)

23

Anderson Frank M (Ethel M) tchr h150 W Aliso  
Anderson Fred h625 E Kingsley av  
Anderson Freda (wid Henry) h715 E 3d  
Anderson Geo milker I C Hostetler r2204 S Garey av  
Anderson Gilbert V (Iva) gro 795 S Palomares  
Anderson Hans E (Lillian) h860 Buena Vista av  
Anderson Harold L (Louise A) driver h831 S Parcels  
Anderson Harold W (Daphne L) adj SCGCo h843 Boston pl  
Anderson Harry J guard r1714 Westwood pl  
Anderson Harry P (Pauline) displaymn Orange Belt Emporium h565  
Lincoln av  
Anderson J C (Doris) r E San Bernardino rt 1  
Anderson Jacob A (Martha E) h253 N Rebecca  
Anderson Jas C aircrftwkr h697½ N Park av  
Anderson Jas M (Rona M) h274 S Park av  
Anderson John r550 W 5th av  
Anderson Leroy carp r617 W 4th  
Anderson Lester (Daisy) h658 E Alvarado av  
Anderson Margt tchr r445 E Holt av  
Anderson Martha M (wid R H) h513 E 6th  
Anderson Paul jr (Jean) USA r319 Roosevelt av  
Anderson Paul E (Alberta) rancher h319 Roosevelt av  
Anderson Paul W (Phyllis M) sismn hBenito av e of Ramona av  
Anderson Pauline C Mrs priv sec Progress-Bulletin r565 Lincoln av  
Anderson Ralph W (Julia E) barber Wm Haines h517 W Orange  
Grove av  
Anderson Sixten S (Alice M) prtnmkr h431 W Orange Grove av  
Anderson Susie E Mrs h426 Palm pl  
Anderson W Kenneth (Nadine) plmbr Toner & Brooks h975 Brad-  
ford  
Anderson Walter S (Edith F) r710 Hawthorne pl  
Anderson Willis B (Bernice L) mech Fairbanks Morse & Co h741 N  
Myrtle av  
Anderson Willis B jr USN r741 N Myrtle av  
Andrade Benito sandmixer Fairbanks Morse & Co r San Dimas  
Andrade Jas (Florence) porter Fairbanks Morse & Co h714 S Palo-  
mares  
Andrew Francis H (Oral B) sausagemkr h1314 E Phillips blvd  
Andrews Allen A (Adah L) h1280 Casa Vista dr  
Andrews Carter C (Ruth) (Andrews & Wells) h245 E Jefferson av  
Andrews Clarence L mach Fairbanks Morse & Co r Chino  
Andrews Francis H (Mildred L) driver h575 Lincoln av  
Andrews Herbt P (Leonore) r390 E 8th  
Andrews Kath N (wid W R) tel opr r1169 S Park av  
Andrews Kenton USA r1459 N Gordon  
Andrews Ruth Mrs clk G P Hiatt r245 E Jefferson av  
Andrews & Wells (C C Andrews C E Wells) auto reprs 505 W Holt  
Androus Edith G (wid L S) h340 E 3d  
Androus Lewis E (Vera) gas sta 295 E 5th av h1151 Wisconsin  
Andrus Harriett R (wid G M) h728 S Towne av  
Andy's Complete Service (Geo Mautz Roy Haufland) 702 S Towne av  
Angel Arth D (Jean) tchr r1149 Washn av  
Angel Luther M (Cecil V) h961 E Phillips blvd  
Angel Perry L (Jessie) inspr Fairbanks Morse & Co h341 E 6th  
Angelow Alton J (Bessie) acct Fairbanks Morse & Co h883 Columbia  
Anglemyre Edw S h173 W Willow  
Angus Herbt M (Una I) aircrftwkr h525 E 7th  
Angus Paul D USA r525 E 7th  
Angus Robt M mech r525 E 7th

410 E. Second St.



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Pomona

Phone 108



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Phone Pomona 1010

F. W. Potts, Mgr.

Est. 1926

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OVER HALF A CENTURY OF DEPENDABLE SERVICE

POMONA CITY DIRECTORY (1948)

383

Woodruff Virginia R slswn Frasher's r942 W Holt av  
 Woods Alice M (wid F M) h683 N Garey av  
 Woods Barbara edger PTMCo r1761 E 5th av  
 Woods Brice A (Jimmy E) wtchmn h701 S White av  
 Woods Chas (Beulah) baker h707 N Park av  
 Woods Edw L (Anna E) furn fnshr h1400 Glen av  
 Woods Edw L jr r1400 Glen av  
 Woods Eug L r1084 W 4th  
 Woods Frank E (Orrilla) carp h745 W Center  
 Woods Frank W h625 N Garey av  
 Woods Gloria Mrs sorter Frasher's h650 Lincoln av  
 Woods Harold W r701 S White av  
 Woods Irwin C (Lola) mech h1170 W 10th  
 Woods Jeff A r701 S White av  
 Woods Lester L (Lillian L) mech h1084 W 4th  
 Woods Nell slswn House of Fabrics  
 Woods Roy colr SCGCo r La Verne  
 Woods Wayne L (Olga M) asst mgr K&M Appliances r1183 E 5th av  
 Woods Winnifred C r570 E Columbia av  
 Woodside J E police PPD r893 E Lexington  
 Woodson Janice r1519 Palmer  
 Woodsum Lelia R (wid Edw W) h197 E Alvarado av  
 Woodsum Reed E (Evelyn G) slsmn J C Penney Co h1145 Wisconsin  
 Woodward Marilyn C slswn MW&Co r1812 N Mills av  
 Woodward Virgil P (Clara M) clk PO h961 E Phillips blvd  
 Woodward Wm (Clarissa) dental techn h1812 Mills av  
 Woodworth True Mrs asst Dr F G Collins r126 E Artesia  
 Woodworth Ty K (Truile E) bkpr h152 W Artesia  
 Woody Jessie D (wid R J) r1147 W Holt av  
 Woodyard Anise F Mrs h1260 E 9th  
 Woodyard Anna F (wid Eug) h1495 S Towne av  
 Woolsey Arnold R (Sadie V) wtchmn h1150 E Franklin  
 Woolworth F W Co R O Bingham mgr dept store 235 W 2d  
 Woost Frank tchr Pub Sch r Claremont  
 Wooster Jack A kiln wkr PTMCo r534 Laurel av  
 Wooten Kemp h252 E 4th  
 Wooten Merle L (M Jean) cable splicer h251 E Lexington  
 Wooten Robt K formn Brogdex Co h252 E 4th  
 Wooton Jesse A Rev (Mary) pastor First Church of the Nazarene  
 h332 Chester pl  
 Wootton Fred S (Lillian) carp h659 N Towne av  
 Worden Jas L optom 125 S Garey av r La Verne  
 Worf Ruth dec r707 N Park av  
 Work Basket The (Mrs M A Griggs) yarns 166 W Alvarado av  
 Workman Emerson (Florence) h903 Hawthorne pl  
 Workman Elta fruit pkr r234 E Pasadena  
 Workman Paul L (Carolyn M) h1208 W 11th  
 Workman Reva R Mrs mach h1452 S White av  
 Workman Robt H (Dorothy J) carp h1773 S Reservoir av  
 Works Pinas H (Helen L) (Auto Sales Co) h872 E 5th av  
 Works June M sten Los Angeles County Fair Assn r872 E 5th av  
 Worley Bernice A (Hattie L) slsmn h1937 E 9th  
 Worley Ken F (Alice) parts mgr Valley Motors Corp r Ontario  
 Worley Wm D (Cara J) associate broker H J Turner h875 Wilson  
 Wormser Yesner M (Jane) (Main Produce Co) h1719 W 9th  
 Worness Francis T (Helene) eng Ferry Heating & Appl Co h1690  
 E 5th av  
 Worrell Wm B (Hilda A) agt Prudential Ins Co h557 W Orange Grove  
 Worthing Radnor E (Adel C) h960 E Franklin av

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And  
Distributors  
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135-137 W. Commercial St.

Pomona

Phone Lycoming 2-3301



# THIS DIRECTORY

*Represents the City and Its Business Interests*

## ARE YOU PROPERLY LISTED?

POMONA CITY DIRECTORY (1951)

Lewis Philo G r754 W 10th  
 Lewis Ray W (Ruth C) carp h1790 Alameda  
 Lewis Robt B (Mary B) clk Triangle Shoe Store h1345 S Gibbs  
 Lewis Robt B slsmn Triangle Shoe Store r1345 S Gibbs  
 Lewis Stanley M driver E K Wood Lbr r1790 Alameda  
 Lewis Sydney eng r252 W Center  
 Lewis Wallace E (Arlene) wldr R C Brown Wldg & Sup Co h1268 W Fernleaf av  
 Lewis Wm M (Grace E) mech h1594 Meserve  
 Lewison Alfd P (Berta B) rancher h953 E Kingsley av  
 Lewison Hans C (Eliz) h645 E Kingsley av  
 Lewison Hans C jr (Jean B) plmbr E J Hall & Sons h818 San Bernardino av  
 Lewison Julius A rancher h987 E Kingsley av  
 Lewison Louise stdt r645 E Kingsley av  
 Lewellyn L T h2395 N San Antonio av  
 Lewman Clarence (Dorothy T) h961 E Phillips blvd  
 Leyden Rubin (Eliz C) mech h1410 W Holt av  
 Leymann Arno (Margurite) mgr Biggar Furniture Store h666 E Columbia av  
 Libbe Theo P (Mary N) slsmn h555 Claremont pl  
 Liberty Anna M (wid E A) h671 Burdick dr  
 Libhart David Z (Lelia M) mech Fairbanks Morse & Co h911 E Kingsley av  
 Libolt Fredk C (Pauline A) mech h1010 Roswell  
 Libolt John R (Helen) emp SCGCo h1862 Russell pl  
 Licali John lab PFL r Ontario  
 Licata Chas (Mildred A) h163 S Kingsley  
 Licata Chas sign pntr 376 W 2d r515 W Center  
 Licata Ida Mrs r677 William  
 Licata Tony jan h677 William  
 Licato Steph (Linda P) emp Fairbanks Morse & Co h446 W Orange Grove  
 Lichty Arth H (Jean W) mech h716 McKinley av  
 Lichty Arth M (Helen B) h1776 Westwood pl  
 Lichty Geo P (Eliz D) slsmn Ashbern's h350 Chester pl  
 Lichty Georgia A r350 Chester pl  
 Lichty Robt N (Vera) cash UPRR h1838 N Garey av  
 Liddle Geo F (Mildred B) physiotherapist Veterans Hosp h793 N Garey av  
 Liddle Geo T (Frances C) h823 N Garey av  
 Liduems Janis (Lydia) emp PTMCo h828 Hawthorne pl  
 Lien Arnold C Rev (Olva M) pastor Seventh Day Adventist Ch h 1703 N Gibbs  
 Light Chas E (Jennie P) (Light's) h979 Hawthorne pl  
 Light's (C E and Mrs J P Light) women's clo 323 S Garey av  
 Lightfoot Edwin W (Laurebelle) acct 265 S Garey av R222 h1892 Russell pl  
 Ligon Edw B (Cath V) asst mgr Mayfair Hotel h1043 S San Antonio  
 Ligon Julius S (Marie A) pntr r1112 E Holt av  
 Ligon Marie mach opr Malwin of Cal r1112 E Holt av  
 Likes Frank H (Lillian M) h685 N Park av  
 Liles Ethel R r759 S Main  
 Liles Luther E (Doris) (Hub Garage) h756 S Main  
 Lima Richd W driver r1711 Wright  
 Limback Frank h681½ N Park av  
 Limback Geo R (Florence C) mech PAC (Ch) h111 E Pearl av  
 Limerick Annie D (wid Lesley) h360 S Gordon  
 Limoges Paul H (Edith I) custodian Pub Sch h255 E 12th

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## Guarantee Adjustment Bureau

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Phone Lycoming 2-9588

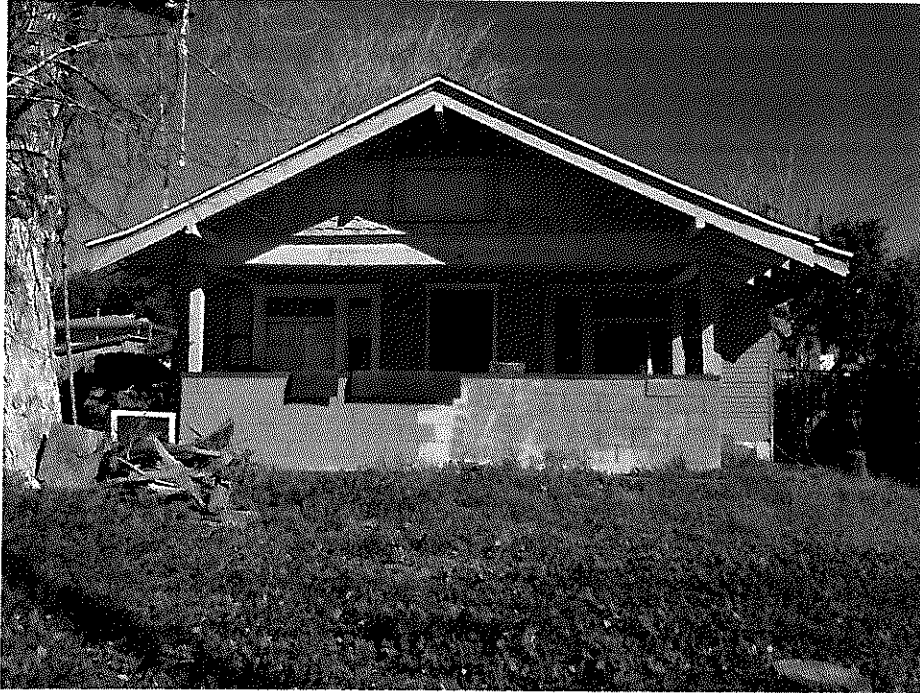
F. W. Potts, Mgr.

Established 1926





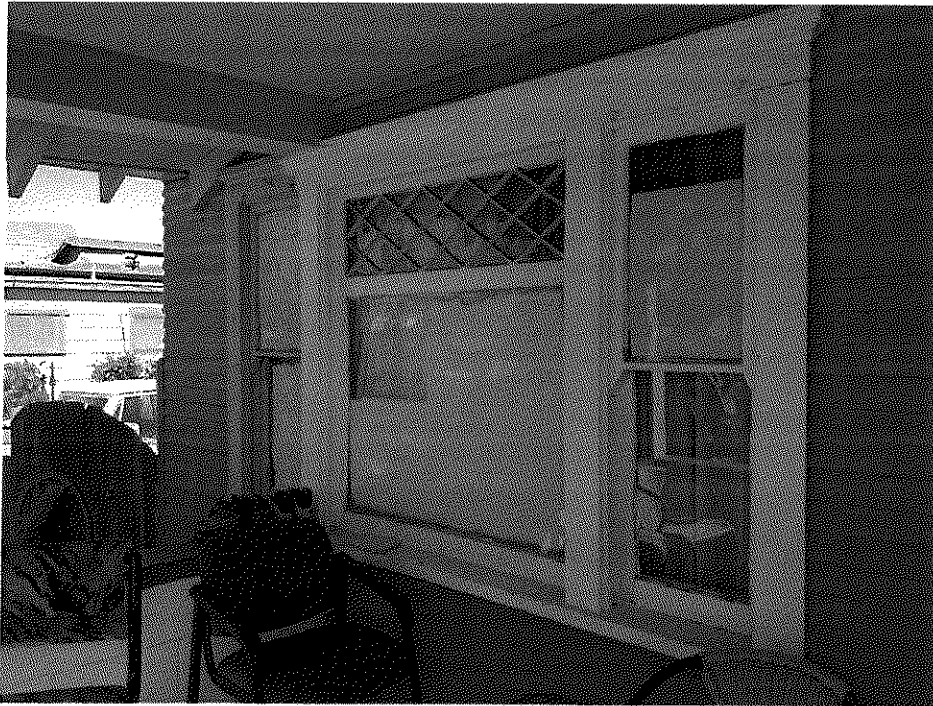
**Historic Site Photographs**  
**949, 953, 955, 961 E. Phillips Blvd.**



Front view of 949 E. Phillips Blvd.



Front windows of 949 E. Phillips Blvd.



Close up front windows at 949 E. Phillips Blvd.



Photo of interior

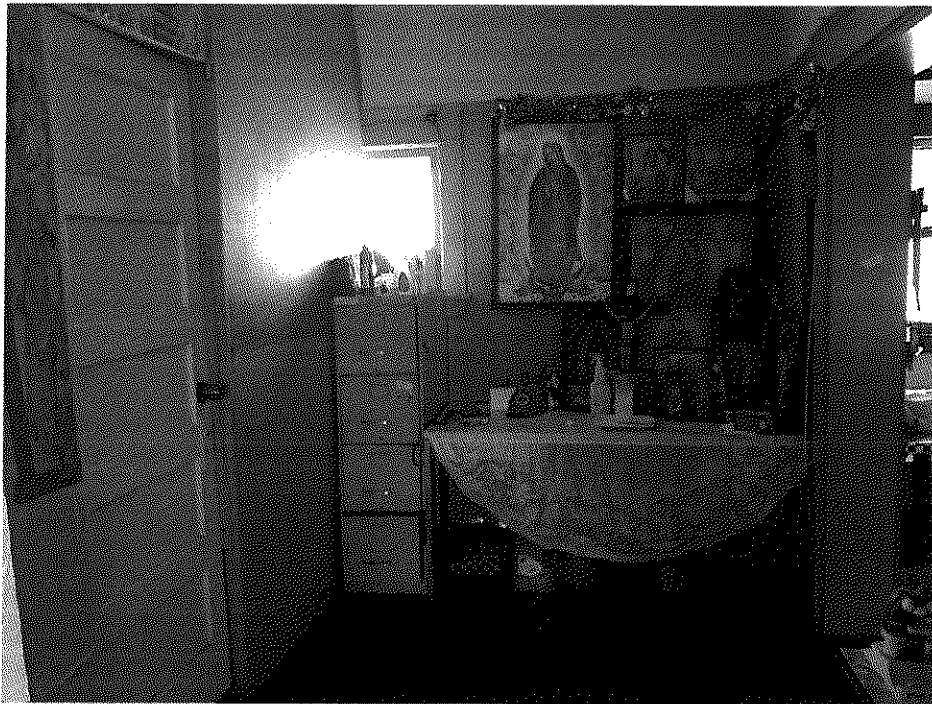


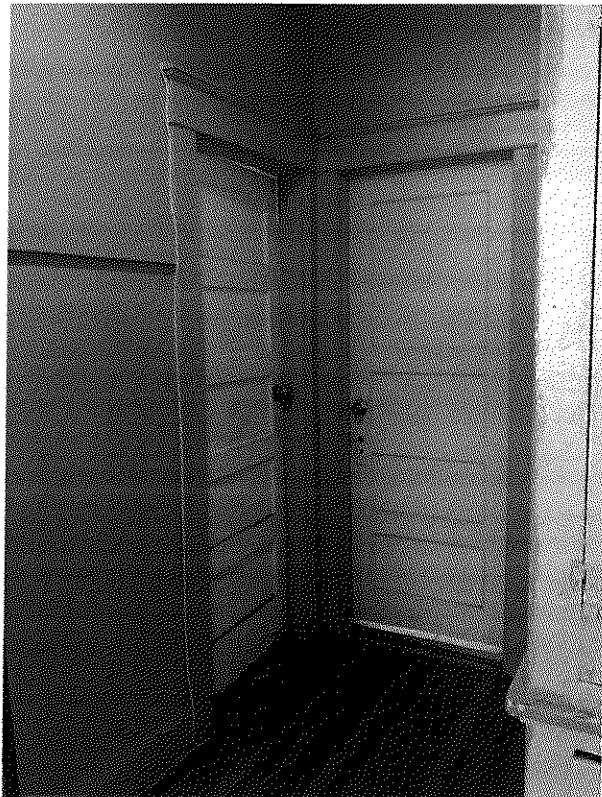
Photo of the interior



Photo of interior kitchen

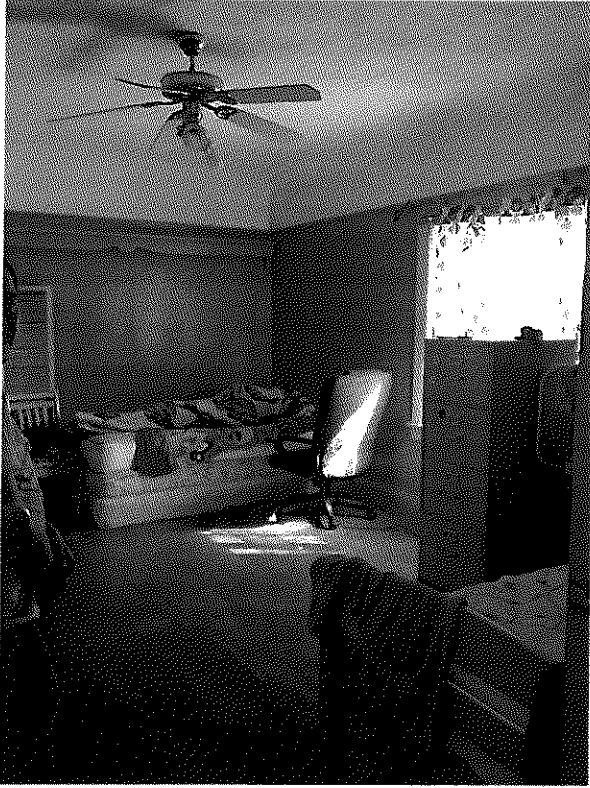


Photo of interior kitchen



Interior rooms





Interior room



Underneath roof eaves

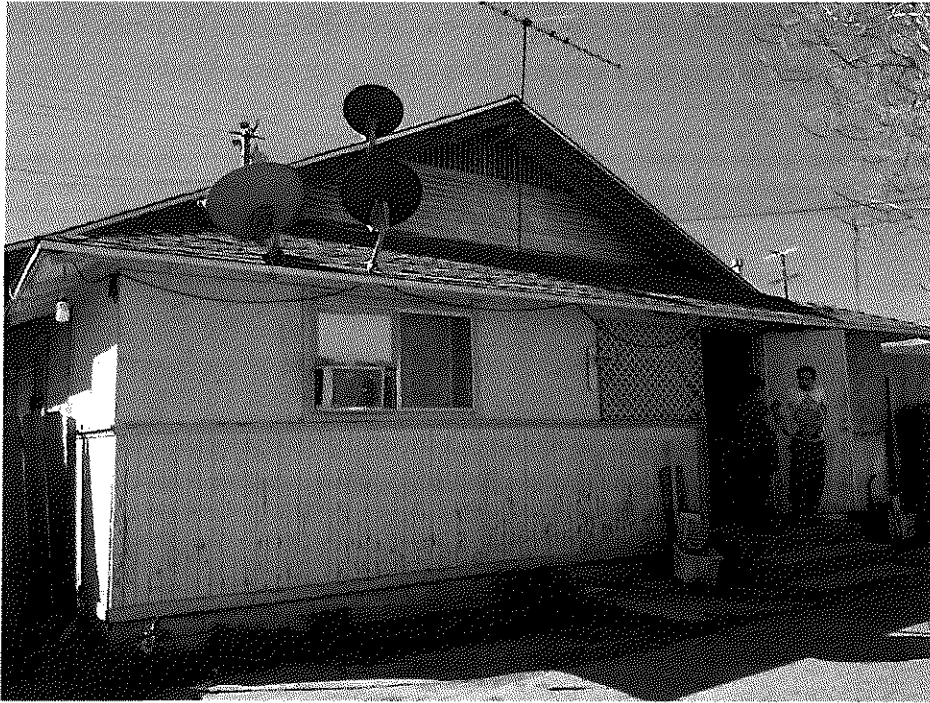


Close up of kitchen light fixtures



Interior photo of room and window

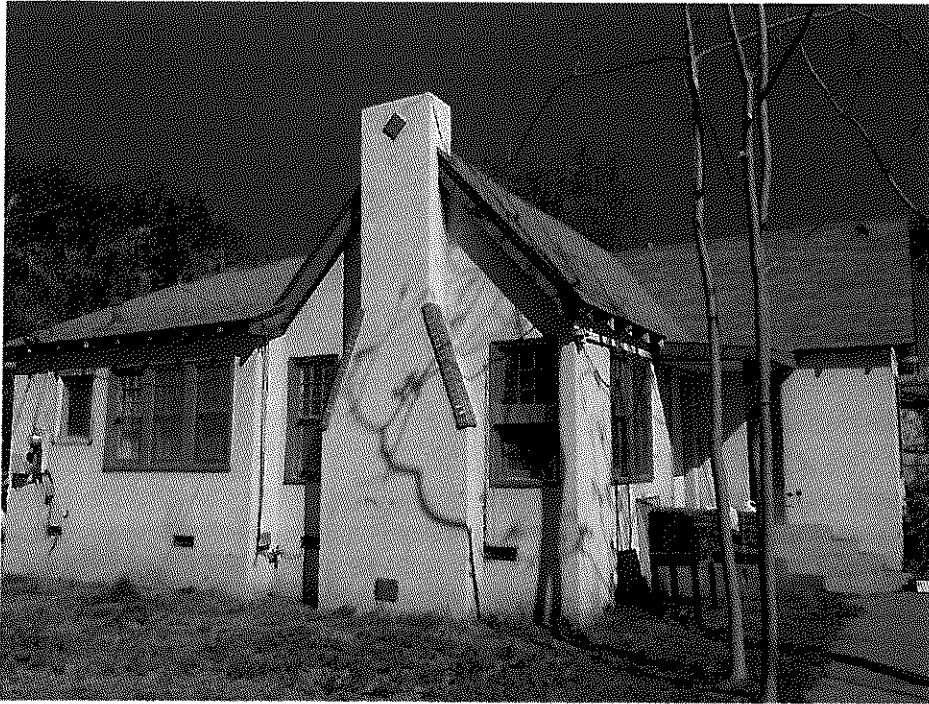




Rear side of 949 E. Phillips Blvd.



Side photo of 494 E. Phillips Blvd.



Side photo of 533 E. Phillips Blvd.



Photo of interior fireplace and living room



Photo of interior kitchen

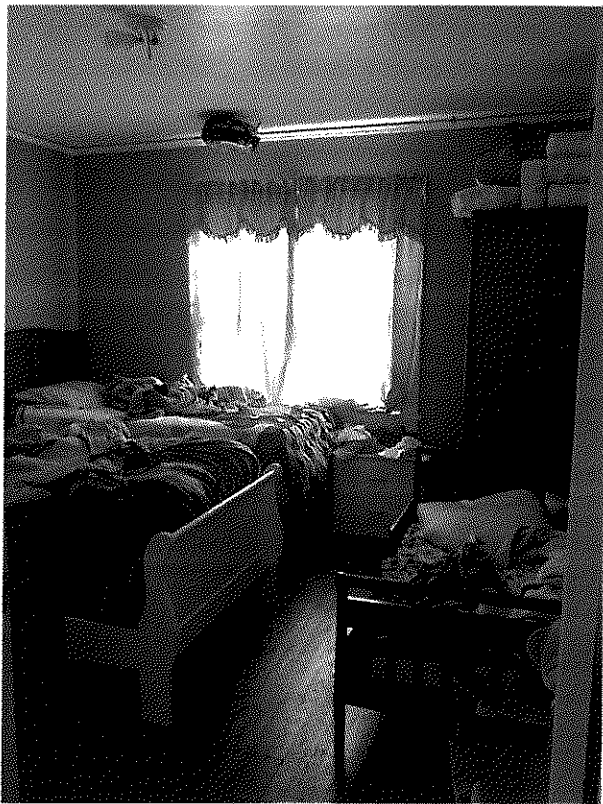


Photo of interior room

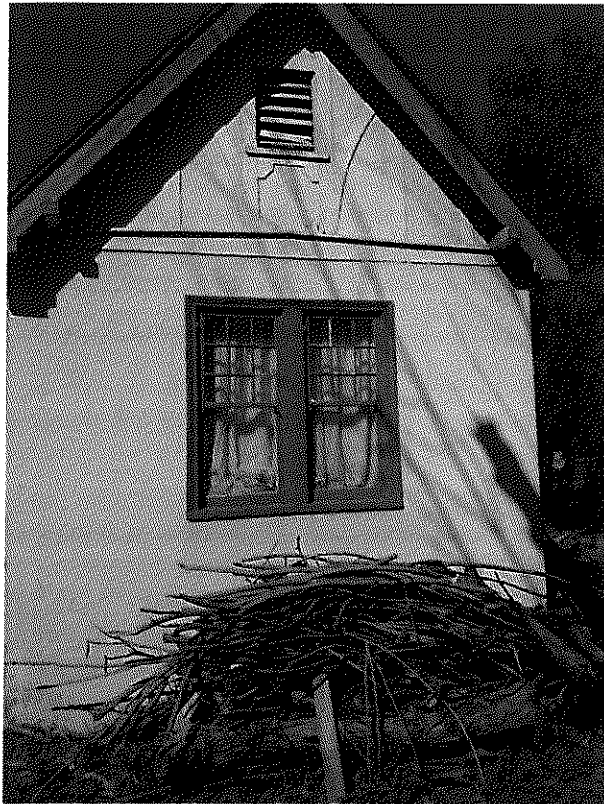
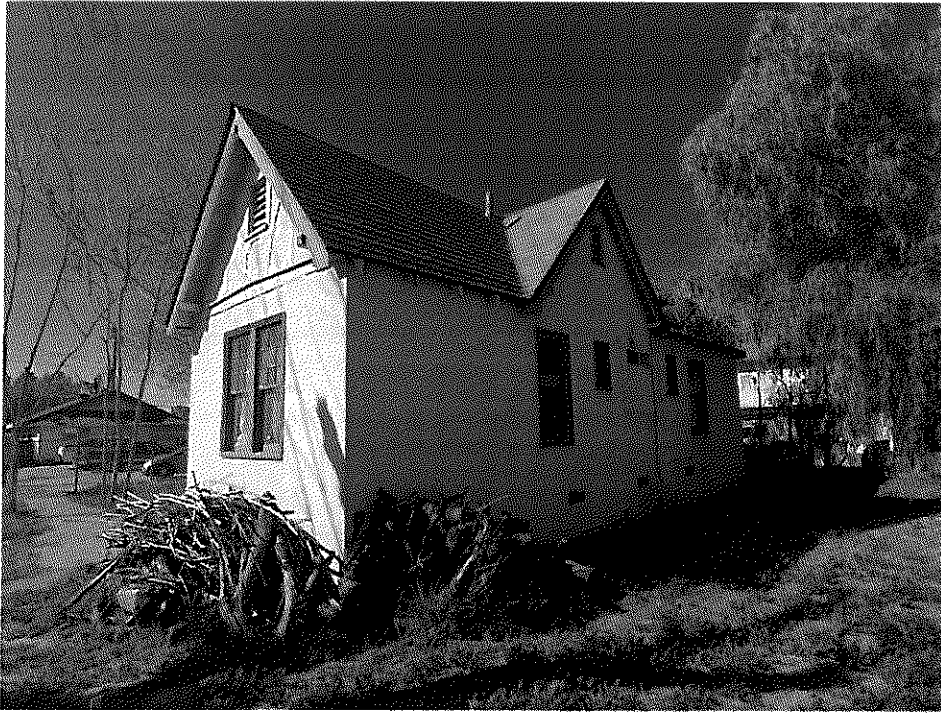


Photo of exterior

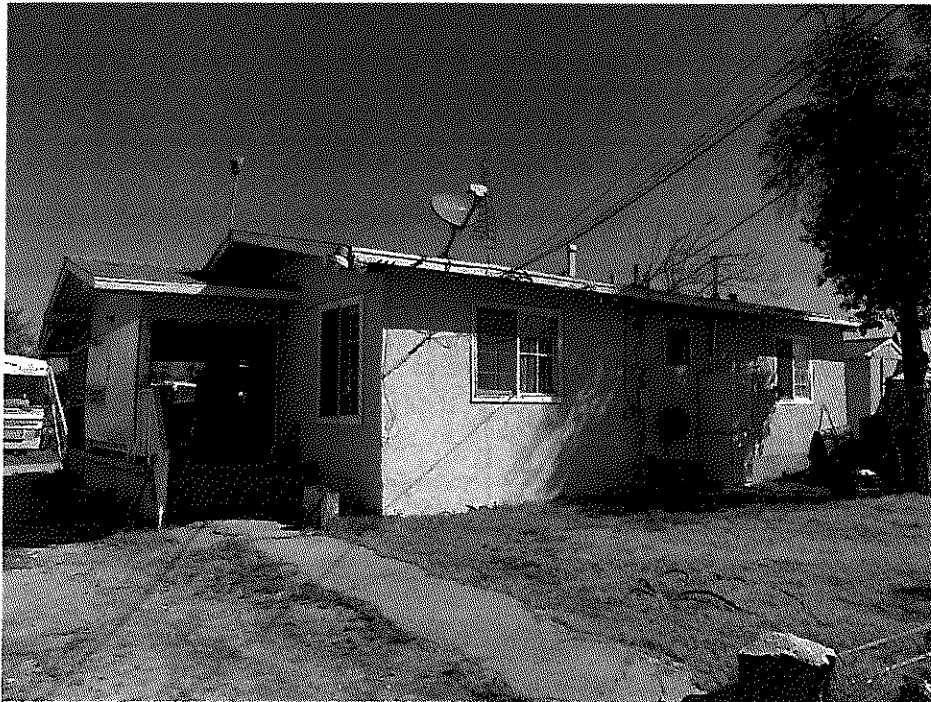


Front entrance photo of 953 E. Phillips Blvd.

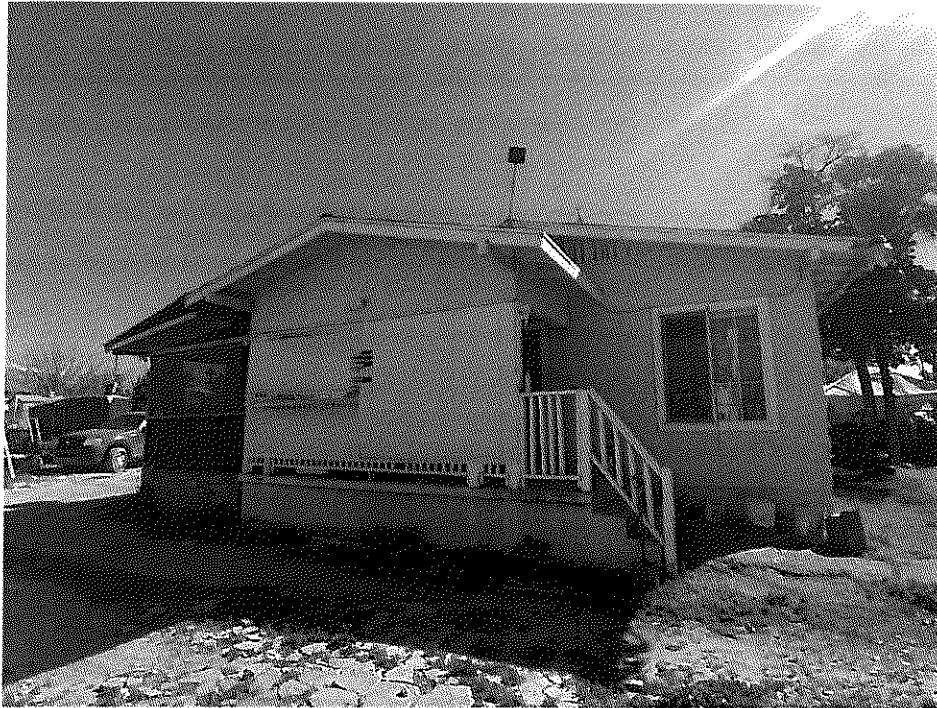




Rear photo of 953 E. Phillips Blvd.



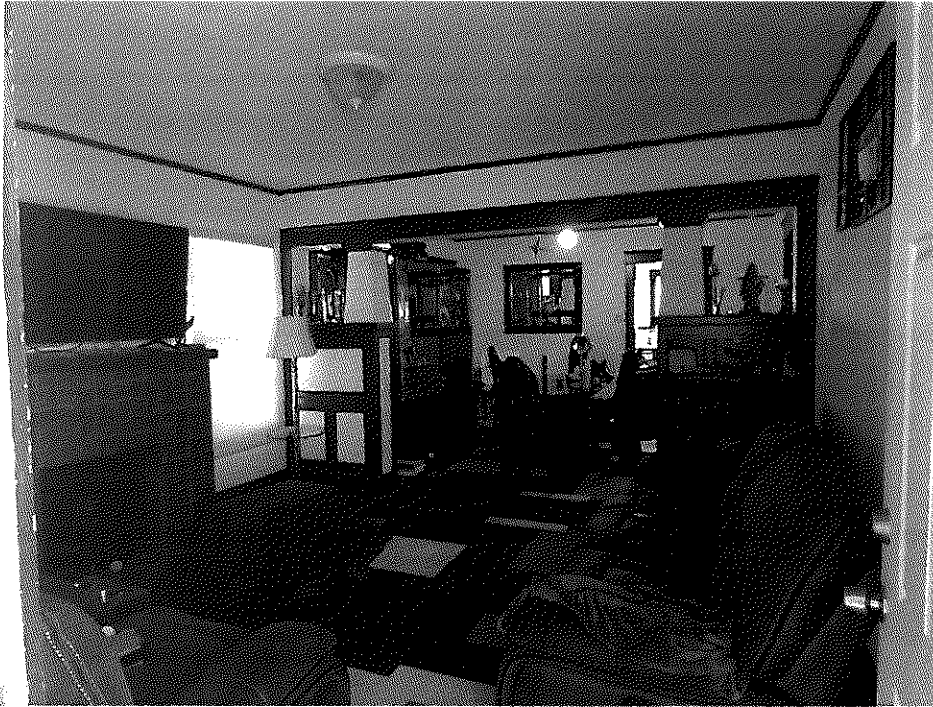
Front entrance photo of 955 E. Phillips Blvd.



Side photo of 955 E. Phillips Blvd.



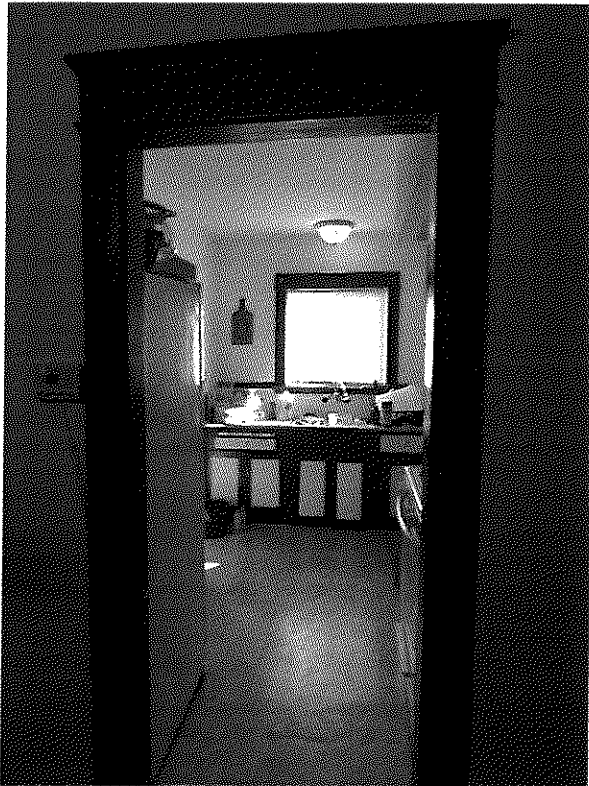
Rear photo of 955 E. Phillips Blvd.



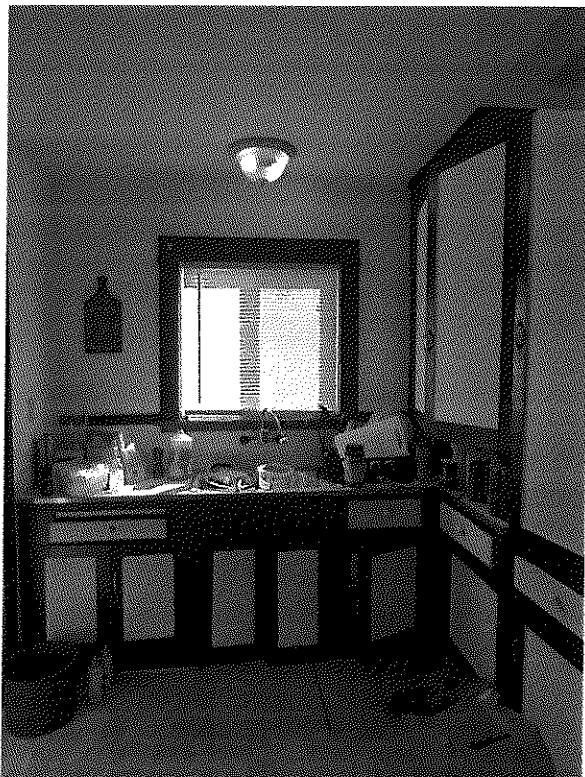
Interior photo of 955 E. Phillips Blvd.



Interior photo of 955 E. Phillips Blvd.



Interior photo of 955 E. Phillips Blvd.

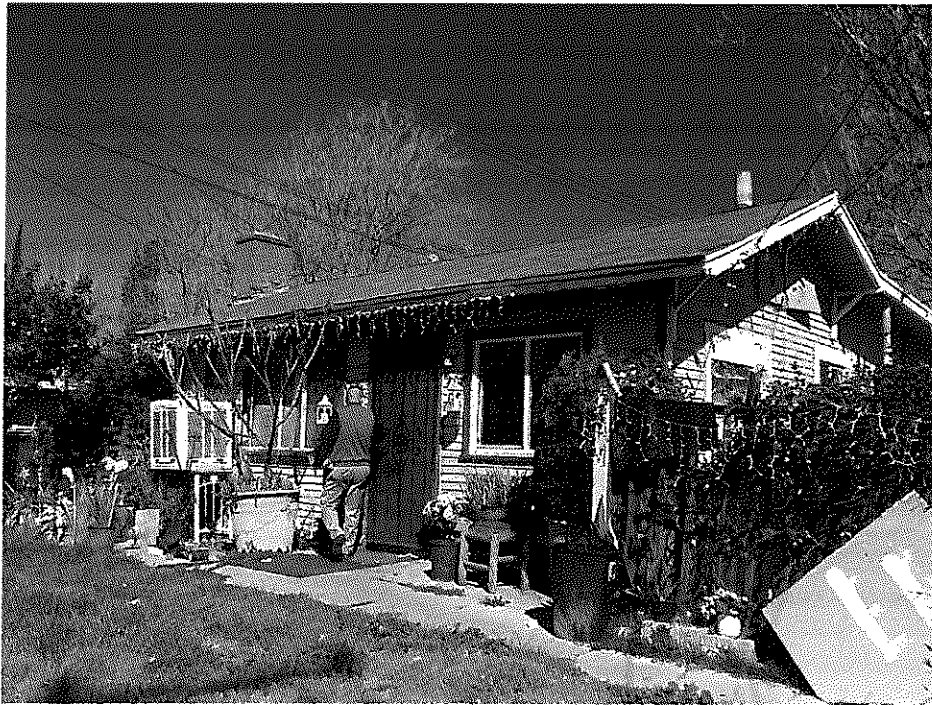


Interior photo of 955 E. Phillips Blvd.





Interior photo of 955 E. Phillips Blvd.



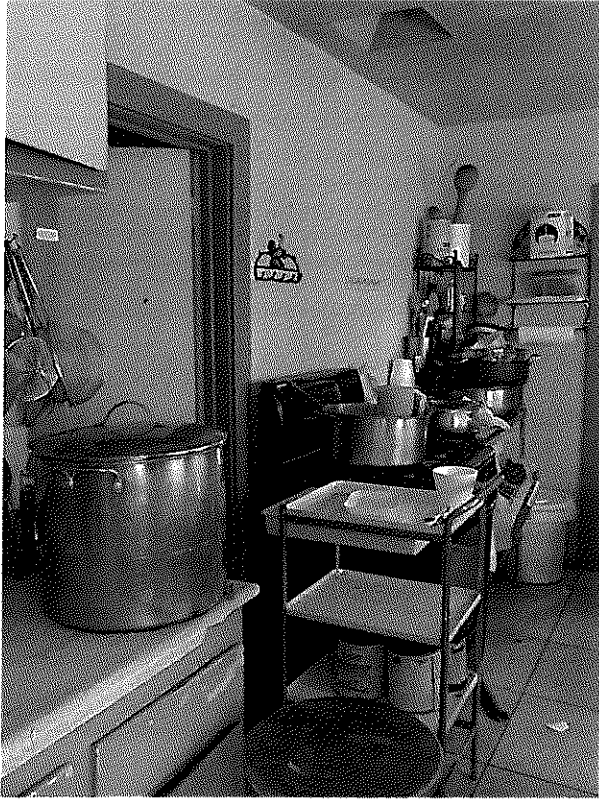
Front exterior of 961 E. Phillips Blvd.



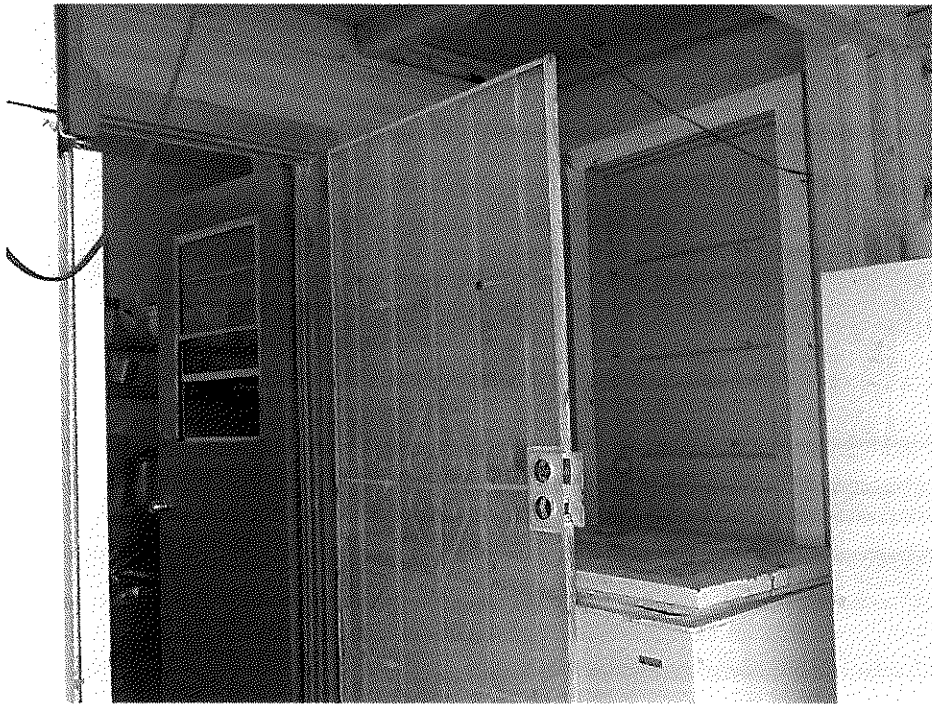
Interior photo of 961 E. Phillips Blvd.



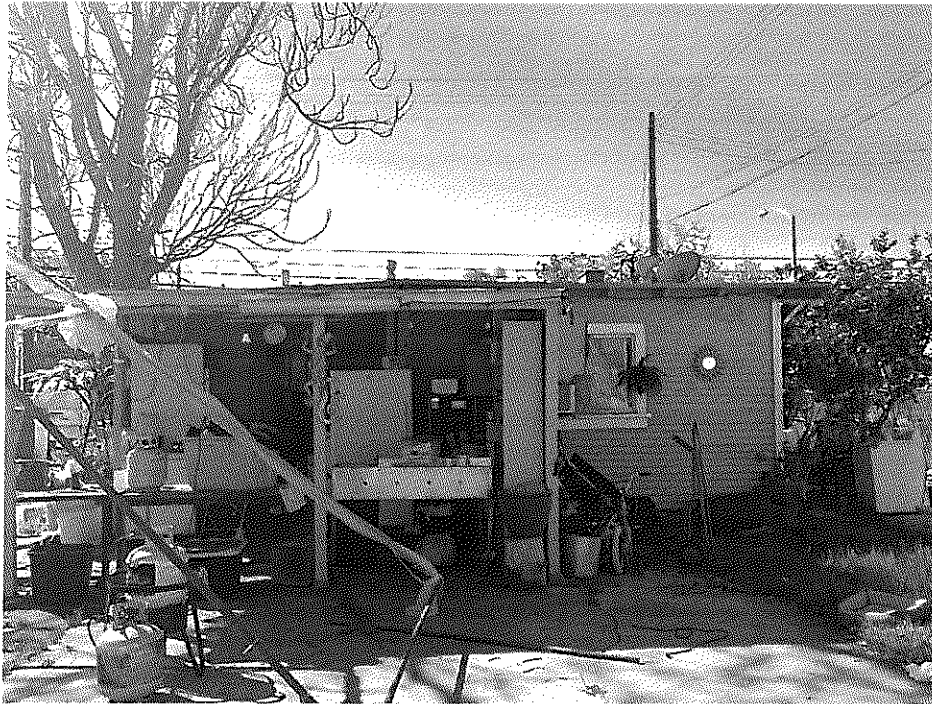
Interior photo of 961 E. Phillips Blvd.



Interior photo of 961 E. Phillips Blvd.



Rear photo of 961 E. Phillips Blvd.

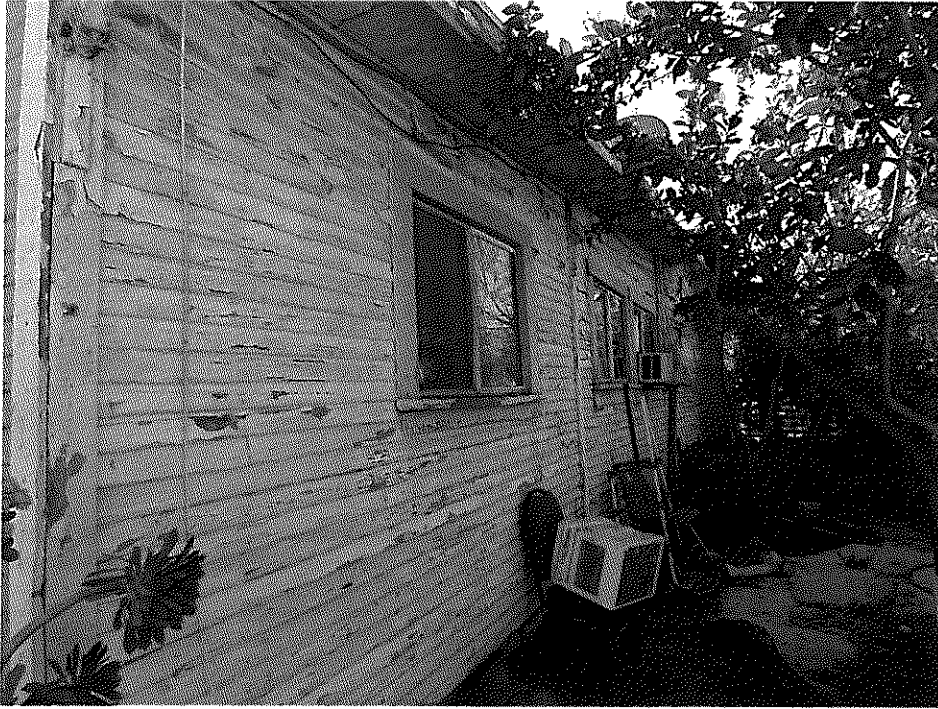


Rear photo of 961 E. Phillips Blvd.

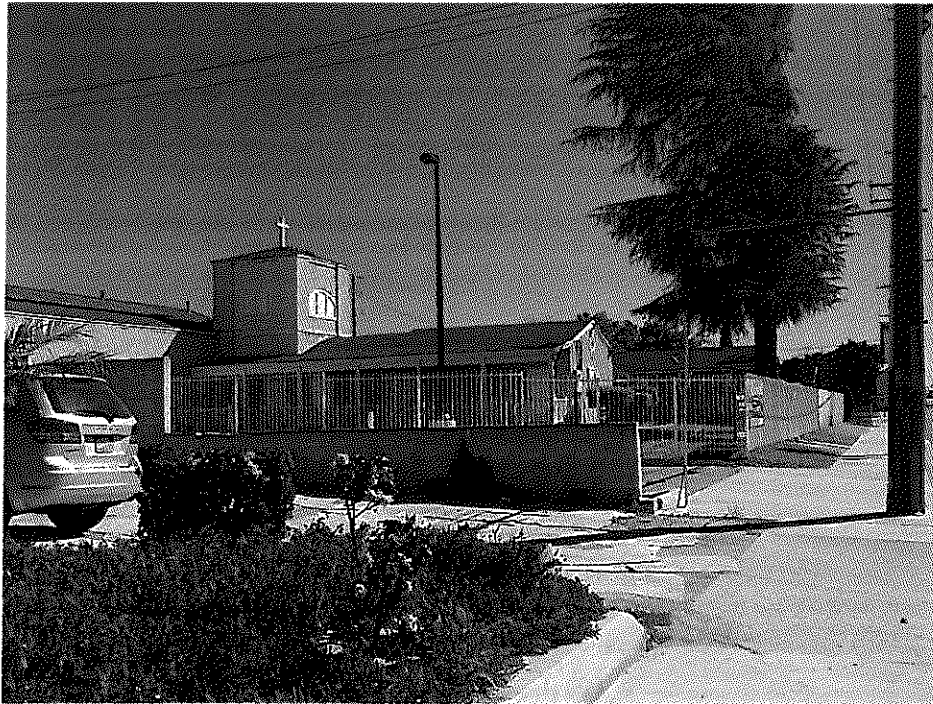


Side photo of 961 E. Phillips Blvd.





Side photo of 961 E. Phillips Blvd.



Property east of subject site (church)



Property south of subject site (residential neighborhood)



Property west of subject site (single family residence)

May 9, 2019  
Job Number: 2449-002  
Peer Review for  
961 E. Phillips Boulevard  
Pomona, California 91766

**MEMORANDUM FOR THE RECORD**

2.6 2449-002.M01

TO: WF Construction, Inc.  
(Mr. Jim Moran)

FROM: Sapphos Environmental, Inc.  
(Ms. Carrie Chasteen)

SUBJECT: Peer Review for request for Major Certificate of  
Appropriate for 961 E. Phillips Boulevard, Pomona,  
California 91766

ATTACHMENTS: A. Resume of Key Personnel

**Corporate Office:**

430 North Halstead Street  
Pasadena, CA 91107  
**TEL** 626.683.3547  
**FAX** 626.628.1745

**Billing Address:**

P.O. Box 655  
Sierra Madre, CA 91025

**Web site:**

[www.sapphosenvironmental.com](http://www.sapphosenvironmental.com)

## EXECUTIVE SUMMARY

At the request of WF Construction, Inc. (Mr. Jim Moran), Sapphos Environmental, Inc. has completed a peer review for the requested Major Certificate of Appropriateness (MAJCOA) required to support improvements for a property located at 961 E. Phillips Boulevard, Pomona (City), Los Angeles County, California (APN 8333-031-013). WF Construction, Inc. commissioned an independent third-party peer review of the property by a qualified architectural historian. Sapphos Environmental, Inc. architectural historian, Ms. Carrie Chasteen meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. This Memorandum for the Record documents the results of the peer review undertaken by Ms. Chasteen, which included a site visit conducted on May 2, 2019 to document the current conditions of the buildings located on the site and review of the staff report. Ms. Chasteen possesses a Master of Science in Historic Preservation and more than 17 years of experience in the field of cultural resources management.

At the time of the review undertaken by Sapphos Environmental, Inc. on May 2, 2019, four single-family residences were located on the single parcel. Of those four, two reflect the Craftsman, or California Bungalow, styles of architecture. In a 1993 survey, 949 E. Phillips Boulevard was rated as a "NA" and "R;" meaning the building does not contribute to the historic streetscape due to substantial alterations. 961 E. Phillips Boulevard was rated "N," meaning the building does not possess architectural character.<sup>1</sup> Based upon a review of the Historic Resource Inventory (2012) issued by the California Office of Historic Preservation, none of the properties have been previously evaluated in accordance with the criteria for surveys established in Public Resources Code (PRC) 5020.1.<sup>2</sup> Sapphos Environmental, Inc. reviewed the staff report prepared for the City of Pomona Historic Preservation Commission (HPC; April 3, 2019) for review of the requested MAJCOA. The HPC continued review of the requested MAJCOA with the request to staff to explore questions pertaining to the character-defining features of the residences. The HPC questions were primarily related to interior features of the building. It should be noted that California Environmental Quality Act (CEQA) does not regulate privately-owned interior spaces. Additionally, the City municipal code (Section 5809-13) only regulates the exterior of eligible and designated historic landmarks.

As a result of the site review, records search, and review of the staff report, the property and associated buildings located at 961 E. Phillips Boulevard in the City (APN 8333-031-013) are not historical resources pursuant to Section 15064.5(a) of the CEQA Guidelines. The historic building permits were reviewed at City Hall and ownership records were reviewed at the Los Angeles County Assessor. Research was conducted at the City Public Library and via online resources such as newspapers.com and ancestry.com. Based upon the site visit and research conducted for the peer review, the buildings and property are not associated with significant events, persons, are not known to be the work of a master and have been substantially altered and/or do not possess high artistic value. Therefore, the project would not result in a substantial adverse change to a historical resource (Section 15046.5(b) of the CEQA Guidelines). However, as a good faith measure and in an effort to be good neighbors, WF Construction, Inc. will provide the public an opportunity to salvage materials from the buildings located on the subject property.

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<sup>1</sup> Marsh, D. June 1993. City of Pomona: Historic Resource Inventory.

<sup>2</sup> California Office of Historic Preservation. 5 April 2012. "Directory of Properties in the Historic Property Data File for Los Angeles County." On file at the South Central Coastal Information Center, California State University, Fullerton.



## INTRODUCTION

At the request of WF Construction, Inc. (Mr. Jim Moran), a real estate development company, Sapphos Environmental, Inc. has completed a peer review for the requested Major Certificate of Appropriateness (MAJCOA) required to support improvements for a property located at 961 E. Phillips Boulevard, Pomona (City), Los Angeles County, California (APN 8333-031-013). Currently, four single-family residences are located on the single parcel. Of those four, two reflect the Craftsman, or California Bungalow, styles of architecture. In a 1993 survey, 949 E. Phillips Boulevard was rated as a "NA" and "R;" meaning the building does not contribute to the historic streetscape due to substantial alterations. 961 E. Phillips Boulevard was rated "N," meaning the building does not possess architectural character.<sup>3</sup> Based upon a review of the Historic Resource Inventory (2012) issued by the California Office of Historic Preservation, none of the properties have been previously evaluated in accordance with the criteria for surveys established in Public Resources Code (PRC) 5020.1.<sup>4</sup> Sapphos Environmental, Inc. reviewed the staff report prepared for the City of Pomona Historic Preservation Commission (HPC; April 3, 2019) for review of the requested MAJCOA. The HPC continued review of the requested MAJCOA with the request to staff to explore questions pertaining to the character-defining features of the residences. The HPC questions were primarily related to interior features of the building. It should be noted that California Environmental Quality Act (CEQA) does not regulate privately-owned interior spaces. Additionally, the City municipal code (Section 5809-13) only regulates the exterior of eligible and designated historic landmarks. In response to the continuation, WF Construction, Inc. commissioned an independent third-party peer review of the property by a qualified architectural historian.

## REGULATORY FRAMEWORK

### National Historic Preservation Act of 1966

Enacted in 1966, the National Historic Preservation Act of 1966 (NHPA) declared a national policy of historic preservation and instituted a multifaceted program, administered by the National Parks Service, to encourage the achievement of preservation goals at the federal, state, and local levels. The NHPA authorized the expansion and maintenance of the NRHP, established the position of State Historic Preservation Officer and provided for the designation of State Review Boards, set up a mechanism to certify local governments to carry out the purposes of the NHPA, assisted Native American tribes to preserve their cultural heritage, and created the Advisory Council on Historic Preservation (ACHP). Section 106 of the NHPA states that federal agencies with direct or indirect jurisdiction over federally funded, assisted, or licensed undertakings must take into account the effect of the undertaking on any historic property that is included in, or eligible for inclusion in, the NRHP, and that the ACHP must be afforded an opportunity to comment, through a process outlined in the ACHP regulations at 36 Code of Federal Regulations (CFR) Part 800, on such undertakings. The NHPA created the National Register of Historic Places (NRHP).

### *National Register of Historic Places*

The NRHP was established by the NHPA of 1966 as "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."

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<sup>3</sup> Marsh, D. June 1993. City of Pomona: Historic Resource Inventory.

<sup>4</sup> California Office of Historic Preservation. 5 April 2012. "Directory of Properties in the Historic Property Data File for Los Angeles County." On file at the South Central Coastal Information Center, California State University, Fullerton.

The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: It is associated with the lives of persons who are significant in our past.

Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.

Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history.

Cemeteries, birthplaces, or graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, moved historic buildings, and properties that are primarily commemorative in nature are not considered eligible for the NRHP unless they satisfy certain conditions. In general, a resource must be at least 50 years of age to be considered for the NRHP, unless it satisfies a standard of exceptional importance. Properties listed in the NRHP are automatically listed in the California Register of Historical Resources (CRHR).

### **California Environmental Quality Act**

Pursuant to CEQA, a *historical resource* is a resource listed in, or eligible for listing in, the CRHR. In addition, resources included in a local register of historic resources or identified as significant in a local survey conducted in accordance with state guidelines are also considered historic resources under CEQA, unless a preponderance of the facts demonstrates otherwise. According to CEQA, the fact that a resource is not listed in or determined eligible for listing in the CRHR or is not included in a local register or survey shall not preclude a Lead Agency, as defined by CEQA, from determining that the resource may be a historic resource as defined in California Public Resources Code Section 5024.1.

### **California Register of Historical Resources**

Created in 1992<sup>5</sup> and implemented in 1998, the CRHR is “an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.” Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks (CHLs) numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historic resources surveys, or designated by local landmarks programs may be nominated for inclusion in the CRHR. A resource,

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<sup>5</sup> Public Resources Code 5024.1

either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

- Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- Criterion 2: It is associated with the lives of persons important in our past.
- Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.
- Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory.

Resources nominated to the CRHR must retain enough of their historic character or appearance to be recognizable as historic resources and to convey the reasons for their significance. It is possible that a resource whose integrity does not satisfy NRHP criteria may still be eligible for listing in the CRHR. A resource that has lost its historic character or appearance may still have sufficient integrity for the CRHR if, under Criterion 4, it maintains the potential to yield significant scientific or historical information or specific data. Resources that have achieved significance within the past 50 years also may be eligible for inclusion in the CRHR, provided that enough time has lapsed to obtain a scholarly perspective on the events or individuals associated with the resource.<sup>6</sup>

#### **POMONA MUNICIPAL CODE SECTION 5809-13.D**

Historic Landmark Designation Criteria. For the purposes of this section, an improvement, natural feature, or site may be designated an historic landmark by the historic preservation commission and city council and any area within the city of Pomona may be designated an historic district pursuant to subsection E of this section, if the building or majority of buildings (in a district) are fifty (50) or more years old or of exceptional quality if less than fifty (50) years old, and it meets one or more of the following criteria:

1. It exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. It is identified with persons or events significant in local, state, or national history;
3. 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;
4. It contributes 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 which contribute to each other and are unified aesthetically by plan or physical development;
5. It is the work of a notable builder, designer, landscape designer or architect;
6. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Pomona;

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<sup>6</sup> Office of Historic Preservation, California State Parks. n.d. "Technical Assistance Bulletin 6: California Register and National Register, A Comparison (for purposes of determining eligibility for the California Register)." Available at: [www.ohp.parks.ca.gov](http://www.ohp.parks.ca.gov)

7. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;
8. It is similar to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;
9. 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;
10. It is one of the few remaining examples in the city of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

## METHODS

WF Construction, Inc. commissioned an independent third-party peer review of the property by a qualified architectural historian. Sapphos Environmental, Inc. architectural historian, Ms. Carrie Chasteen meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. This Memorandum for the Record documents the results of the peer review undertaken by Ms. Chasteen, which included a site visit conducted on May 2, 2019 to document the current conditions of the buildings located on the site and review of the staff report. Ms. Chasteen possesses a Master of Science in Historic Preservation and more than 17 years of experience in the field of cultural resources management (Attachment A, *Resume of Key Personnel*).

The peer review consisted of a review of historic records and publicly available archival material, review of the staff report, and a site visit to assess the history and character of the property in relation to criteria for listing in the NRHP, the CRHR, and the protection pursuant to the City Municipal Code: relation to significant events, persons, work of a master, possess high artistic value, and possess integrity of design, materials, workmanship, feeling, association, location, and setting. The historic building permits were reviewed at City Hall and ownership records were reviewed at the Los Angeles County Assessor. Research was conducted at the City Public Library and via online resources such as newspapers.com and ancestry.com. The staff report presented the current conditions of the buildings on the subject property, provided a summary of the information available for the subject property, and recommended the subject property is ineligible for listing in federal, state, or local historical registers. Sapphos Environmental, Inc. conducted a site visit on May 2, 2019 to document the current condition of the buildings located on the subject property and conducted research to verify the staff report recommendations.



## PROPERTY HISTORY

Based on a review on previous occupants and owners of this property as recorded by the Los Angeles County Assessor, the property has had multiple owners and occupants between 1921 and 2018. (Table 1, *Summary of Ownership History, 961 E. Phillips Boulevard*). None of the persons associated with this property are noted as having made demonstrably significant contributions to the history of the nation, state, or region.

**TABLE 1  
SUMMARY OF OWNERSHIP HISTORY  
961 E. PHILLIPS BOULEVARD**

Book	Page	Year Range	Owner Name
341	26	1919–1926	Francis M. Diehl
341	27	1926–1932	Francis M. Diehl
341	35	1932–1939	Francis M. Diehl Roger H. Diehl Arthur Sharpe
341	55	1939–1950	Arthur J. Shape Fred Krumpeck John H. Fyock John and Bess Fyock Luther M. and Cecil W. Angel
341	35	1951–1955	Luther and Cecil Angel Lucy Schmaelzle
341	35	1956–1960	Luch Schmaelzle Roscoe M. and Nettie Hoover
		1996*	Alan and Jean Oleson
		1997*	Kircher Family Partners
		2004*	Marco and Sandra Solis
		2007*	Yu Lin Ching
		2012*	Ching Yu Lin
		2018*	Qiuying Liu

\*Denotes information available at the Los Angeles County Assessor public counter

Francis Diehl was a farmer and poultry breeder who was born in Ohio circa 1852.<sup>7,8</sup> Roger Diehl was a mechanic who was born in Iowa circa 1887.<sup>9</sup> Arthur Sharpe was a salesman.<sup>10</sup> John Fyock was a tile worker.<sup>11</sup> Bessie Fyock was born in Nebraska circa 1890 and was a homemaker.<sup>12</sup> Luther Angel was a guard.<sup>13</sup> Lucy Schmaelzle was born in Tennessee circa 1900 and worked a cook.<sup>14</sup> Roscoe

<sup>7</sup> Ancestry.com. Year: 1930; Census Place: Pomona, Los Angeles, California; Page: 3A; Enumeration District: 1460; FHL microfilm: 2339909.

<sup>8</sup> Pomona City Directory, 1926.

<sup>9</sup> Ancestry.com. Year: 1920; Census Place: Los Angeles Assembly District 75, Los Angeles, California; Roll: T625\_115; Page: 13A; Enumeration District: 452.

<sup>10</sup> Ancestry.com. 2011. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

<sup>11</sup> Ancestry.com. 2011. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

<sup>12</sup> Ancestry.com. Year: 1930; Census Place: North Campbell, Greene, Missouri; Page: 12B; Enumeration District: 0053; FHL microfilm: 2340924.

<sup>13</sup> Ancestry.com. 2011. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

<sup>14</sup> Ancestry.com. Year: 1930; Census Place: Belleville, San Bernardino, California; Page: 5B; Enumeration District: 0006;

Hoover was a salesman.<sup>15</sup> Nettie Hoover was born in Missouri circa 1908 and did not work outside the home.<sup>16</sup> No information was available pertaining to Fred Krumpeck, Cecil Angel, Alan and Jean Oleson, Marco and Sandra Solis, Yu Lin Ching, and Ching Yu Lin. Quiying Liu is the current owner of the property.

Additional information on previous occupants as identified in City directories was summarized in the staff report.

A review of the historic building permits on file with the City demonstrates that there have been 12 building permits issued, including at least 5 that have affected the exteriors of the buildings (Table 2, *Summary of Building Permits, 961 E. Phillips Boulevard*).

**TABLE 2**  
**SUMMARY OF BUILDING PERMITS**  
**961 E. PHILLIPS BOULEVARD**

<b>E. Phillips Property Address</b>	<b>Permit No.</b>	<b>Date</b>	<b>Scope of Work</b>
961	1584	1/18/1927	Construct cesspool
961	6392	8/24/1936	Add to rooms to frame building
961	9461	4/22/1940	Add storeroom
961	26917	3/25/1954	Install three windows in frame dwelling
961	61443	12/17/1986	Demolish existing garage and porch on existing house and shed.
961	P96-0117	3/20/1996	Bathroom remodel
961	B96-0336	7/14/1996	Window replacement
961	B13-0161	3/7/2013	Construct patio cover
955	31238	12/14/1956	Move frame dwelling. Install on foundation.
953	30754	8/20/1956	Move 1-story stucco house from Monte Vista. Install foundation and minor repairs.
953	P96-0122	3/25/1996	Install shower
949	30280	5/8/1956	Move frame dwelling. Install foundation and porch slab

The original building permits were not available. It is unknown if the buildings were designed by architects or constructed by significant builders. The residence located at 961 E. Phillips Boulevard is the original residence on the subject property; 955, 953, and 949 E. Phillips Boulevard were moved to the subject property in 1956.

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FHL microfilm: 2339922.

<sup>15</sup> Ancestry.com. Year: 1940; Census Place: San Jose, Los Angeles, California; Roll: m-t0627-00255; Page: 62B; Enumeration District: 19-730.

<sup>16</sup> Ancestry.com. Year: 1940; Census Place: San Jose, Los Angeles, California; Roll: m-t0627-00255; Page: 62B; Enumeration District: 19-730.

## DESCRIPTION

### ***961 E. Phillips Boulevard***

The 1-story Craftsman, or California Bungalow, is 'L'-shaped in plan. The cross-gabled roof is clad in composition shingles. The exterior walls are clad in horizontal wood clapboard siding. The windows have been replaced with vinyl and aluminum sliding units. The building is in poor condition due to deferred maintenance (Figure 1, *View of Primary Façade*).



**Figure 1. View of Primary Façade**  
SOURCE: Sapphos Environmental, Inc., 2019

A rear covered patio addition was constructed in 2013 (Figure 2, *View of Rear Façade*).



**Figure 2. View of Rear Façade**  
SOURCE: Sapphos Environmental, Inc., 2019

The interior of the building has been substantially altered and no historic fabric is extant (Figure 3, *Interior View*).



**Figure 3. Interior View**  
SOURCE: Sapphos Environmental, Inc., 2019

### **955 E. Phillips Boulevard**

The 1-story building has been substantially altered and no longer reflects a style of architecture. The building is rectangular in plan. The exterior walls are clad in rough textured stucco, which is an alteration. The windows were replaced with vinyl sliding units. The building is in poor condition due to deferred maintenance (Figure 4, *View of Primary and Secondary Façades*).





**Figure 4. View of Primary and Secondary Façades**  
SOURCE: Sapphos Environmental, Inc., 2019

The porch on the northern façade is an alteration and spans the entire façade (Figure 5, *Detail of Porch Alterations*).



**Figure 5. Detail of Porch Alterations**  
SOURCE: Sapphos Environmental, Inc., 2019

The historic fabric of the interior of the building is generally extant. Historic fabric includes built-in cabinets, battered wood columns, and a tiled fireplace mantel and hearth. The wood features are common to the Craftsman style of architecture; however, they have been painted destroying the wood grain and are ubiquitous. The tile appears to date to the 1920s; however, it does not appear to be Batchelder or similar tile due to lack of ornamental detail and variation of color (Figure 6, *Interior View*).



**Figure 6. Interior View**  
SOURCE: Sapphos Environmental, Inc., 2019

### ***953 E. Phillips Boulevard***

The 1-story Tudor cottage is generally rectangular in plan. The cross-gabled roof with partial boxed eaves is clad in composition shingles. The exterior walls are clad in stucco. False timbering, although painted to match, accents the gables. The one-over-one wood sash windows appear to be original. The building is in poor condition due to deferred maintenance (Figure 7, *View of Primary Façade*).



**Figure 7. View of Primary Façade**  
SOURCE: Sapphos Environmental, Inc., 2019



The secondary façades generally match the primary façade in terms of design and materials. However, evidence of window removal and change of window openings is present (Figure 8, *View of Secondary Façades*).



**Figure 8. View of Secondary Façades**  
SOURCE: *Sapphos Environmental, Inc., 2019*

Access to the interior of the building was not granted at the time of the site visit. However, the historic tile fireplace mantel and hearth are known to exist and appear to be Batchelder tile. Ernest Batchelder produced tile in Pasadena from 1910 through the 1930s.<sup>17</sup> Although Batchelder tile is generally considered to be a significant feature, privately-owned interior spaces and features are not regulated by CEQA or the City Municipal Code (Figure 9, *Interior View of Fireplace*).



**Figure 9. Interior View of Fireplace**  
SOURCE: *Great Wall Reality, 2019*

<sup>17</sup> Pasadena History Museum. "Batchelder Tile Registry." Available at: <https://pasadenahistory.org/research-and-collections/batchelder-registry/>

### **949 E. Phillips Boulevard**

The 1-story Craftsman, or California Bungalow, residence is rectangular in plan. The front-gabled roof, accented with barge board and brackets, is clad in composition shingles. The exterior walls are clad in horizontal wood clapboard siding. The one-over-one, fixed-pane with diamond-pane transom, and casement with diamond-panes wood windows appear to be original. However, these window types are common to Craftsman and are ubiquitous. The concrete block foundation that was constructed when the building was moved to this site is visible (Figure 10, *Primary Façade*).



**Figure 10. Primary Façade**  
SOURCE: Sapphos Environmental, Inc., 2019

A rear addition was constructed at an unknown date (Figure 11, *Rear Façade*).



**Figure 11. Rear Façade**  
SOURCE: Sapphos Environmental, Inc., 2019



The historic fabric of the interior of the building is generally extant; however, rooms have been reconfigured and added. Historic fabric includes built-in cabinets and wall paneling. The wood features are common to the Craftsman style of architecture; however, they have been painted destroying the wood grain and are ubiquitous (Figure 12, *Interior View*).



**Figure 12. Interior View**

SOURCE: *Sapphos Environmental, Inc., 2019*

## EVALUATION

The original residence (961 E. Phillips Boulevard) was constructed prior to 1927, when the first extant building permit was issued. The Craftsman style of architecture was popular from approximately 1900 to 1930 and the construction of the building likely dates to 1910 as noted in the Los Angeles County Assessor records. This is the period when the California citrus industry flourished, which gave Pomona an economic lead in the area. Many residences were constructed during this period of economic boom. However, the subject property does not have a specific association in the residential development of Pomona in the early 1900s. Therefore, the subject property is ineligible for listing in the NRHP, CRHR, and City historic landmark designation pursuant to Criterion A/1. Additionally, the subject property is ineligible for City historic landmark pursuant to Criteria 1, 2, and 9.

Persons who made demonstrably significant contributions to the history of the nation, state, or region are not known to be associated with the subject properties. Therefore, the subject property is ineligible for listing in the NRHP, CRHR, and City historic landmark designation pursuant to Criterion B/2/2.

The Craftsman and Tudor Cottage are not known to be the work of a master. Additionally, they are common and low-style examples of those styles of architecture found throughout the City and Los Angeles County, and do not possess high artistic value and do not embody the distinctive characteristics of these types, periods, or methods of construction. Because the buildings on the subject property do not convey architectural values and do not retain integrity, they are not eligible for consideration in the NRHP Criteria Consideration B for moved properties (955, 953, and 949 E. Phillips Boulevard). Therefore, the subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion C/3. Additionally, the subject property is ineligible for City historic landmark designation pursuant to Criteria 3, 4, 5, 6, 7, 8, and 10.

The buildings were constructed using common materials and techniques and are not expected to yield important information to history. Therefore, the subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion D/4.

Therefore, the buildings and property are not historical resources pursuant to Section 15064.5(a) of the CEQA Guidelines. Therefore, the project would not result in a substantial adverse change to a historical resource (Section 15046.5(b) of the CEQA Guidelines).

## **MANAGEMENT RECOMMENDATIONS**

Although the buildings located on the subject property do not qualify for consideration as historical resources pursuant to Section 15064.5(a) of the CEQA Guidelines, as a good faith measure and to be good neighbors, WF Construction, Inc. will provide the public an opportunity to salvage materials from the buildings located on the subject property.

## **CONCLUSION**

Sapphos Environmental Inc. has determined that the buildings located on the subject property are ineligible for inclusion in the NRHP, CRHR, and for City historic landmark designation, and are therefore not historical resources pursuant to Section 15064.5(a) of the CEQA Guidelines. Demolition of the buildings would not result in a substantial adverse change to historical resources pursuant to Section 15064.5(b) of the CEQA Guidelines. However, as a good faith measure and to be good neighbors, WF Construction, Inc. will provide the public an opportunity to salvage materials from the buildings located on the subject property.

Should there be any questions regarding the information contained in this MFR, please contact Ms. Carrie Chasteen at (626) 683-3547, extension 102.

***ATTACHMENT A***  
***RESUME OF KEY PERSONNEL***

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## Carrie E. Chasteen, MS

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### **Historic Resources Manager**

*Master of Science, (Historic Preservation), School of the Art Institute of Chicago, Chicago, Illinois*

*Bachelor of Arts (History and Political Science), University of South Florida, Tampa, Florida*

- Cultural resource management and legal compliance
- History of California
- Architectural History
- Cultural History
- Identification and evaluation of the built environment
- Archival documentation
- Historic preservation consultation
- Certified Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead
- Historic Preservation Commissioner, City of Pasadena
- Phi Alpha Theta National Honor Society

Years of Experience: 17+

### *Relevant Experience:*

- *Historic Evaluation for 54 Parks, Golf Course, and Arboreta Project*
- *Historic Evaluation and Design Review for Fries Avenue Elementary School*
- *Los Angeles Union Station Forecourt and Esplanade Project*
- *Los Angeles Music Center*

Ms. Carrie Chasteen has more than 16 years of experience in the field of cultural resources management and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of Environmental Impact Statement/Environmental Impact Report (EIS/EIR) sections, Mitigated Negative Declaration (MND) and Initial Study (IS) sections, peer review, and regulatory compliance. She has served as Principal Investigator / Principal Architectural Historian on projects throughout Los Angeles County. Ms. Chasteen meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. She has extensive experience with the City of Los Angeles Office of Historic Resources (OHR), California Office of Historic Preservation, California Department of Transportation (Caltrans), County of Los Angeles Department of Parks and Recreation, and various other state, county, and local government agencies.

On behalf of the County of Los Angeles (County) Department of Parks and Recreation, Ms. Chasteen is managing the documentation and evaluation of 54 parks, golf courses, and arboreta. The historic evaluations assess County facilities that were identified as priorities due to the age of the facility, architect of record, or affiliation with event of importance to the history of development of Los Angeles County. The historic evaluations consider eligibility for listing on the National Register of Historic Places, the California Register of Historical Resources, the standards provided in CEQA, and the County Register of Landmarks and Historic Districts. The results documented in the historic evaluations were used by the County to address future projects in the facilities, alter plans as needed, and to inform a Cultural Resources Treatment Plan (CRTP) and Worker Environmental Awareness Program (WEAP) training.

On behalf of the Los Angeles Unified School District (LAUSD), Ms. Chasteen prepared a historical evaluation of the Fries Avenue Elementary School. The evaluation tiered off the historic context and registration criteria developed for the award-winning LAUSD Historic Context Statement, 1870 to 1969. The property was determined to be a historical resource pursuant to CEQA. As a result, Ms. Chasteen also reviewed the design of the proposed campus revisions to determine if the proposed project complied with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

On behalf of the County of Los Angeles, Ms. Chasteen reviewed plans for the proposed renovation of the plaza at the Los Angeles Music Center. Design refinements were suggested and implemented in order to reduce impacts to the plaza and its character-defining features.

Ms. Chasteen is a member of the Society of Architectural Historians, National Trust, California Preservation Foundation, Los Angeles Conservancy, Pasadena Heritage, and currently serves as a City of Pasadena Historic Preservation Commissioner.

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# CITY OF POMONA

## HISTORIC PRESERVATION

## COMMISSION

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**DATE:** June 5, 2019

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

**FROM:** Planning Division

**SUBJECT:** MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 11397-2019)

Major Certificate of Appropriateness (MAJCOA 11397-2019) to allow for the demolition of four (4) pre-1945 single family residences on a property located at 961, 955, 953, 949 E. Phillips Blvd.

### STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission, after providing further clarification on historical significance of structure D, adopt the attached resolution (Attachment 1) with additions from the Commission, denying Major Certificate of Appropriateness (MAJCOA 11397-2019) to allow for the demolition of four (4) pre-1945 single family residences on a property located at 961, 955, 953, 949 E. Phillips Blvd.

### PROPERTY & APPLICANT INFORMATION

<b>Address</b>	961, 955, 953, 949 E. Phillips Blvd.
<b>Assessor's Parcel Number (APN)</b>	8333-031-013
<b>Lot Size</b>	38,777 s.f. (0.89 acres)
<b>General Plan Land Use Designation</b>	Residential Neighborhood
<b>Zoning District</b>	R-2
<b>Historic District</b>	None
<b>Specific Plan</b>	None
<b>City Council District</b>	3
<b>Applicant</b>	Harry Shang
<b>Property Owner</b>	Yongzhi Wan

### RELATED ACTIONS

<b>Historic Preservation Commission</b>	None
<b>Code Enforcement</b>	None
<b>Planning</b>	None

## **BACKGROUND**

On April 3, 2019, the Historic Preservation Commission held a public hearing and considered all pertinent testimony and discussed in detail the request to demolish the four structures in question (Attachment 2). The Commission ultimately requested staff to continue the item to the next regular hearing on June 5, 2019 and return with a recommendation to deny the request for demolition of all four structures. However, after reviewing the minutes, there is insufficient evidence to support the findings for structure D (961 E. Phillips Blvd.), therefore staff seeks further direction from the Commission on what features of the home provide historical significance (Attachment 3).

Additionally, subsequent to the closing of the public hearing additional information was submitted by the applicant in the form of a Historic Peer Review report, dated May 9, 2019, analyzing the historic significance of the subject structures. The report was prepared by Carrie Chasteen, MS of Sapphos Environmental, Inc. (Attachment 4).

## **APPLICABLE CODE SECTIONS**

Per Section .5809-13(F)(8) of the City of Pomona Zoning Ordinance, *“all applications for demolition of structures built prior to 1945 submitted to the building division shall be considered by Pomona historic preservation commission for a certificate of appropriateness even if the structure is not a designated landmark.”* Furthermore, a public hearing notice was not sent out since this item was continued to a definite date from prior public hearing. In making a determination, the Historic Preservation Commission *“shall first consider if the property would likely meet the criteria used in historic landmark designation thus deeming it of historical significance,”* and if so, *“then a structure would be denied a certificate of appropriateness for demolition unless it meets the criteria for economic hardship.”*

## **ANALYSIS**

### **Historic Landmark Designation Criteria**

Of the four structures located on the subject site, only two were identified in the City of Pomona’s 1993 Historic Resources Inventory Survey (Survey), 949 and 961 E. Phillips Blvd. The Survey identified 949 E. Phillips Blvd. as a “Building that does not contribute to the historic streetscape because it has been altered too much” as well as an “Altered building that could become a contributing building if the alterations were reversed.” The Survey identified 961 E. Phillips Blvd. as a “Building which does not possess architectural character.” However, the Commission disagreed with the assessments identified in the Survey and expressed numerous reasons why the structures held historical significance.

Per Section .5809-13(F)(8) of the City of Pomona Zoning Ordinance, the Historic Preservation Commission shall first consider if the property would likely meet the following criteria used in historic landmark designation:

***949 E. Phillips Blvd. (Structure A)***

<b>Criteria</b>	<b>Analysis</b>
<b><i>It exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;</i></b>	The Commissioners find that the porch, sidings, eaves underneath the roof and windows are original. In addition, much of the interior of the home such as flooring and moldings have been kept intact. The 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.
<b><i>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</i></b>	The Commissioners find 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," one Commissioner believed that the home was a transition from Victorian to Craftsman. The Commissioners also noted that the home is 109 years old.
<b><i>It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;</i></b>	The Commissioners find that the original state of the exterior and interior of the home is historically significant and holds enough craftsmanship indicative of Craftsman Bungalow homes.

In summary, the Commissioners find that 949 E. Phillips Blvd. was historically significant in that the home held its original style and material. The original condition of the interior and exterior of the home, and it's potential to become a contributing structure once alterations were reversed make this structure historically significant.

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

<b>Criteria</b>	<b>Analysis</b>
<b><i>It exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or</i></b>	The Commissioners find that the interior fireplace located within the living room to be of significance. The Commissioners' opinion is that the images of covered wagons on the fireplace could possibly reflect special elements of the City of Pomona's cultural, social, economic, or natural

<i>natural history;</i>	history.
<i>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;</i>	The Commissioners find that the home exhibits distinctive characteristics of Tudor architectural style, such as the steeply pitched, side-gabled roof and the tall narrow multi-pane windows. The chimney of the home was also considered to be distinctive and most of the interior fixtures and kitchen appear to be in original condition.

The Commissioners have noted that the interior fireplace, original kitchen, and the original interior condition of the home to be of historical significance. The Commissioners have noted that the features of the home such as the chimney, interior fireplace, and Tudor-type architectural style brought distinctive characteristics to this home.

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

Criteria	Analysis
<i>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;</i>	The Commissioners find that much of the interior of the home has been kept intact, the interior exhibits beautiful mouldings, and that the interior kitchen and doors seem to be of original materials.

Based on the Commissioner's previous findings, staff finds 955 E. Phillips Blvd. to be of historical significance because much of the interior structure, finishes, and mouldings appear to be original.

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

After reviewing the minutes, staff found insufficient findings of historical significance for 961 E. Phillips Blvd. Staff is requesting that the Commission provide further guidance and/or findings regarding the historical significance of 961 E. Phillips Blvd.

**PUBLIC NOTICING**

On February 28, 2019, a public hearing notice was sent to the applicant, posted at the subject site, and mailed to all owners of property located directly adjacent to and directly across the street from the subject site. Per section .5809-13(F)(8) of the City of Pomona Zoning Ordinance, demolitions of pre-1945 structures require a thirty (30) day notice to all property owners directly adjacent to, or directly across the street prior to the date of the commission public hearing. On February 28, 2019 a public hearing notice was also sent to all local historical groups and HPC



commissioners and was published in the Inland Valley Daily Bulletin on March 2, 2019. Further public noticing materials were not sent for June 5, 2019 hearing as the item has been continued from previous public hearing. As of date, Planning has received no inquiries about possible relocation of the structures.

## **ENVIRONMENTAL REVIEW**

Pursuant to California Environmental Quality Act, Article 5, Section 15061(b)(4), a project is exempt from CEQA when the project will be rejected or disapproved by a public agency. In this case, the Historic Preservation Commission has recommended the project for denial and therefore CEQA does not apply.

## **CONCLUSION**

In summary, staff is requesting that the Commission provide further guidance and/or findings regarding the historical significance of 961 E. Phillips Blvd so that the findings for denial may be met, pursuant to the Commission's direction at the April, 3, 2019 public hearing. If the Commission wants to move forward with denial of all four structures, additional information for the findings of structure D can be provided at the June 5, 2019 Commission meeting. However, in light of the additional information submitted, if the Commission would like to re-consider its recommendation or discuss the report, the item would need to be re-noticed for a new public hearing as the previous public hearing was closed.

Respectfully submitted by:

Anita D. Gutierrez, AICP  
Development Services Director

Prepared by:

Eunice Im, AICP  
Assistant Planner

## **ATTACHMENTS:**

- 1) Draft HPC Resolution
- 2) Staff Report and Attachments for April 3, 2019 HPC Hearing
- 3) Historic Peer Review by Sapphos Environmental, Inc.
- 4) Draft HPC Minutes for April 3, 2019

## **HPC RESOLUTION NO.**

**A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA DENYING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 011397-2019) TO ALLOW FOR THE DEMOLITION OF FOUR PRE-1945 SINGLE FAMILY RESIDENCES LOCATED AT 961, 955, 953 AND 949 EAST PHILLIPS BOULEVARD.**

**THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA DOES RESOLVE AS FOLLOWS:**

**WHEREAS**, Harry Shang, has submitted an application for Certificate of Appropriateness (MAJCOA 011397-2019) to allow for the demolition of four single family residences located at 961, 955, 953 and 949 East Phillips Boulevard (APN: 8333-031-013);

**WHEREAS**, available records indicate that the structures were constructed in 1910, 1923, 1925, and 1924, respectively;

**WHEREAS**, the City of Pomona's Historic Resources Inventory prepared in 1993 by Diane Marsh, identifies 949 E. Phillips Blvd. and 961 E. Phillips Blvd., in its survey of East Phillips Boulevard;

**WHEREAS**, in accordance with Section .5809-13.F.8b, all property owners directly adjacent to the site were notified of the application on February 28, 2019, no less than thirty days before consideration by the Historic Preservation Commission;

**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 011397-2019) for the demolition of any structure constructed before 1945;

**WHEREAS**, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public hearing on April 3, 2019 concerning the requested Major Certificate of Appropriateness (MAJCOA 011397-2019); and

**WHEREAS**, the Historic Preservation Commission has carefully considered all pertinent testimony and the staff report offered in the case presented at the public hearing on April 3, 2019.

**WHEREAS**, Historic Preservation Commission directed staff at the April 3, 2019 hearing to draft recommendations for denial and closed the public hearing.

**NOW THEREFORE, BE IT HEREBY RESOLVED** by the Historic Preservation Commission of the City of Pomona, California, as follows:

**SECTION 1.** Pursuant to California Environmental Quality Act, Article 5, Section 15061(b)(4), a project is exempt from CEQA when the project will be rejected or disapproved by a public agency. In this case, the Historic Preservation Commission has recommended the project for denial and therefore CEQA does not apply.

**SECTION 2.** Section .5809-13.F.6 of the PZO requires the Historic Preservation Commission to determine whether all onsite structures meet any of the criteria for designation as a local historic landmark before approving a Major Certificate of Appropriateness for demolition of pre-1945 structures. The Historic Preservation Commission hereby finds as follows:

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 Commissioners find that the porch, sidings, eaves underneath the roof and windows are original. In addition, much of the interior of the home such as flooring and moldings have been kept intact. The 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.

- 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 Commissioners find 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," one Commissioner believed that the home was a transition from Victorian to Craftsman. The Commissioners also noted that the home is 109 years old.

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

The Commissioners find that the original state of the exterior and interior of the home is historically significant and holds enough craftsmanship indicative of Craftsman Bungalow homes.

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;*

Commissioners find that the interior fireplace located within the living room to be of significance. The Commissioners' opinion is that the images of covered wagons on the fireplace could possibly reflect special elements of the City of Pomona's cultural, social, economic, or natural history.

- 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 Commissioners find that the home exhibits distinctive characteristics of Tudor architectural style, such as the steeply pitched, side-gabled roof and the tall narrow multi-pane windows. The chimney of the home was also considered to be distinctive and most of the interior fixtures and kitchen appear to be in original condition.

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 Commissioners find that much of the interior of the home has been kept intact, the interior exhibits beautiful mouldings, and that the interior kitchen and doors seem to be of original materials.

**SECTION 3.** The Historic Preservation Commission hereby finds the structures identified as 955, 953 and 949 East Phillips Boulevard to be of historic significance and therefore deny the Major Certificate of Appropriateness (MAJCOA 011397-2019) to allow for the demolition of four single family residences located at 961, 955, 953 and 949 East Phillips Boulevard (APN: 8333-031-013)

**SECTION 4.** The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

**APPROVED AND PASSED THIS 5<sup>th</sup> DAY OF JUNE, 2019.**

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DEBRA MARTIN,  
HISTORIC PRESERVATION COMMISSION  
CHAIRPERSON



**ATTEST:**

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ANITA D. GUTIERREZ, AICP  
HISTORIC PRESERVATION COMMISSION SECRETARY

STATE OF CALIFORNIA)  
COUNTY OF LOS ANGELES)  
CITY OF POMONA)

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

Pursuant to Resolution No. of the City of Pomona, the time in which judicial review of this action must be sought is governed by California Code of Civil Procedure Section 1094.6.

Yes in the next 90 days

**Jim Moran**

Real Estate Manager / Broker  
WF Construction Inc.  
620 Arrow Highway  
La Verne, CA 91753  
909.599.4262 ext. 348 Office  
626.644.4426 Cell  
BRE Lic. # 01425464

**From:** Im, Eunice [[mailto:Eunice\\_Im@ci.pomona.ca.us](mailto:Eunice_Im@ci.pomona.ca.us)]  
**Sent:** Monday, July 01, 2019 10:07 AM  
**To:** jim moran  
**Cc:** Gutierrez, Anita; Bianca Munoz; [lauralu2020@163.com](mailto:lauralu2020@163.com)  
**Subject:** RE: 961 Philips

Jim,

Thank you for the email.

Could you provide us a timeframe of when the owners would like to submit their proposal?  
Submission within the next 90 days is recommended.

Thank you,

Eunice

**From:** jim moran [<mailto:jmoran@wfconstruction.com>]  
**Sent:** Monday, July 01, 2019 8:54 AM  
**To:** Im, Eunice  
**Cc:** Gutierrez, Anita; Bianca Munoz; [lauralu2020@163.com](mailto:lauralu2020@163.com)  
**Subject:** RE: 961 Philips

Good Morning Eunice:

The applicants are not prepared to move forward with the hearing in August, we will need to postpone to a later date.

They would like to have all of their information and an acceptable plan for everyone before proceeding.

Please remove them from the agenda for the meeting in August and do not send noticing

Regards,

**Jim Moran**

Real Estate Manager / Broker  
WF Construction Inc.  
620 Arrow Highway  
La Verne, CA 91753  
909.599.4262 ext. 348 Office  
626.644.4426 Cell  
BRE Lic. # 01425464

**From:** Im, Eunice [[mailto:Eunice\\_Im@ci.pomona.ca.us](mailto:Eunice_Im@ci.pomona.ca.us)]  
**Sent:** Tuesday, June 25, 2019 3:26 PM  
**To:** jim moran  
**Cc:** Gutierrez, Anita; Bianca Munoz  
**Subject:** RE: 961 Philups

Hi Jim,

Thank you for providing the letter for our review.  
I think it could be further helpful if you can provide a name for direct contact and office hours?  
Those are some of my suggestions – Please let us know when the notices have been sent out.

Thank you,

Eunice

**From:** jim moran [<mailto:jmoran@wfconstruction.com>]  
**Sent:** Wednesday, June 19, 2019 10:49 AM  
**To:** Im, Eunice  
**Cc:** Gutierrez, Anita; Bianca Munoz  
**Subject:** 961 Philups

Good Morning-  
Please see attached letter we will be sending to the tenants giving notice on the intention of the owner on development  
This will be sent and posted at each unit.

Please approve or make comments we will send once we hear back from you.

Thanks,

**Jim Moran**  
Real Estate Manager / Broker  
WF Construction Inc.  
620 Arrow Highway  
La Verne, CA 91753  
909.599.4262 ext. 348 Office  
626.644.4426 Cell  
BRE Lic. # 01425464

Hi Anita,

Thank you for your email. It would be great if we can schedule for January 15th, 2020 as we want to move forward for mutual benefits for the city, the community, and investors. We truly appreciate your help on this project. Please let me know the hearing date on Thursday.

Have a great evening!

Thanks,  
Laura

On Mon, Dec 2, 2019 at 7:46 PM Gutierrez, Anita <[Anita\\_Gutierrez@ci.pomona.ca.us](mailto:Anita_Gutierrez@ci.pomona.ca.us)> wrote:

Hello Laura,

Thank you for the clarification. Staff will review the new information submitted. We can schedule you for the next available hearing date, which will either be January 15, 2020 or February 5, 2020. The 2020 Commission schedule will be decided at the December 4th, 2019 meeting, so we can confirm a hearing date with you on Thursday.

**Anita D. Gutierrez, AICP** | Development Services Director

City of Pomona | 505 S. Garey Ave.

Pomona, CA 91769 | (909) 620-2421

[Anita\\_Gutierrez@ci.pomona.ca.us](mailto:Anita_Gutierrez@ci.pomona.ca.us)

**From:** Qiuying Liu <[lauraliu2020@gmail.com](mailto:lauraliu2020@gmail.com)>

**Sent:** Friday, November 29, 2019 1:22 AM

**To:** Im, Eunice <[Eunice\\_Im@ci.pomona.ca.us](mailto:Eunice_Im@ci.pomona.ca.us)>; Gutierrez, Anita <[Anita\\_Gutierrez@ci.pomona.ca.us](mailto:Anita_Gutierrez@ci.pomona.ca.us)>

**Cc:** Michael Allawos <[michael.allawos@allawosandcompany.com](mailto:michael.allawos@allawosandcompany.com)>; jim moran <[jmoran@wfconstruction.com](mailto:jmoran@wfconstruction.com)>; Bianca Munoz <[Bmunoz@wfconstruction.com](mailto:Bmunoz@wfconstruction.com)>; Lei Wang <[lei.wang@fannetgroup.com](mailto:lei.wang@fannetgroup.com)>

**Subject:** Re: 961 E Phillips Historic Meeting

Dear Anita and Eunice,

Thanks for your email and sorry about the delay. To alleviate any confusion and to move our 961 E. Phillips project forward, please add our project back on the Historic Commission's agenda with our original design removing the four existing homes and replacing them with a 12 single family Condominium project (Please see attached). Also to guarantee its submission and acceptance I have also attached our site plan and our revised Historical report from an outside third party.

Also please use this email as your authorization to discuss any and all pertinent information with Mr. Michael Allawos.

Please feel free to contact me if you have any questions or need more information.

Happy Thanksgiving and have a great weekend!

Sincerely,

Laura(Qiuying)

On Tue, Nov 26, 2019 at 8:11 PM Im, Eunice <[Eunice\\_Im@ci.pomona.ca.us](mailto:Eunice_Im@ci.pomona.ca.us)> wrote:

Hello all,

The City of Pomona will be closed this Wednesday and Thursday for Thanksgiving Holiday.

We look forward to hearing a response from you next week on how you would like to move forward.

Thank you,

Eunice



**From:** Im, Eunice

**Sent:** Monday, November 25, 2019 7:55 AM

**To:** 'Qiuying Liu' <[lauraliu2020@gmail.com](mailto:lauraliu2020@gmail.com)>; Gutierrez, Anita <[Anita\\_Gutierrez@ci.pomona.ca.us](mailto:Anita_Gutierrez@ci.pomona.ca.us)>

**Cc:** Michael Allawos <[michael.allawos@allawosandcompany.com](mailto:michael.allawos@allawosandcompany.com)>; jim moran <[jmoran@wfconstruction.com](mailto:jmoran@wfconstruction.com)>; Bianca Munoz <[Bmunoz@wfconstruction.com](mailto:Bmunoz@wfconstruction.com)>; Lei Wang <[lei.wang@fannetgroup.com](mailto:lei.wang@fannetgroup.com)>

**Subject:** RE: 961 E Phillips Historic Meeting

Hi Qiuying,

Thank you for your email.

We will not be able to place your item (961 E. Phillips) for HPC without having received a submittal of your project first.

It was to our understanding that you would discuss your project with us before submittal? We were told by Jim that you would not be in town until 12/2.

Please let us know how you would like to move forward, thank you!

Eunice

**From:** Qiuying Liu <[lauraliu2020@gmail.com](mailto:lauraliu2020@gmail.com)>

**Sent:** Sunday, November 24, 2019 12:45 PM

**To:** Gutierrez, Anita <[Anita\\_Gutierrez@ci.pomona.ca.us](mailto:Anita_Gutierrez@ci.pomona.ca.us)>; Im, Eunice <[Eunice\\_Im@ci.pomona.ca.us](mailto:Eunice_Im@ci.pomona.ca.us)>

**Cc:** Michael Allawos <[michael.allawos@allawosandcompany.com](mailto:michael.allawos@allawosandcompany.com)>; jim moran <[jmoran@wfconstruction.com](mailto:jmoran@wfconstruction.com)>; Bianca Munoz <[Bmunoz@wfconstruction.com](mailto:Bmunoz@wfconstruction.com)>; Lei Wang <[lei.wang@fannetgroup.com](mailto:lei.wang@fannetgroup.com)>

**Subject:** 961 E Phillips Historic Meeting

Dear Anita and Eunice,

This is Qiuying (Laura) Liu, the landlord of 961 E Phillips Blvd, Pomona, CA 91766. Could you please agendize the property on the Historic commission meeting? Please feel free to contact me if you have any questions or need more information.

Have a great weekend!

Thanks,

Laura

OFFICIAL MINUTES  
POMONA HISTORIC PRESERVATION COMMISSION  
APRIL 3, 2019

A. CALL TO ORDER: The Historic Preservation Commission meeting was called to order at 7:00 p.m. by Chair Debra Martin

B. PLEDGE OF ALLEGIANCE: Commissioner James Kercheval led the pledge of allegiance.

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

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

COMMISSIONERS ABSENT: None

STAFF PRESENT: Acting Development Services Director Gutierrez, Assistant Planner Lynda Lara, Assistant Planner Eunice Im, Parks and Facilities Manager Michael Sledd

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ITEM D:  
PUBLIC COMMENT:

**Councilwoman Jennifer Stark, City of Claremont;** spoke about Claremont's love of trees. She reported on Arbor Day Claremont was recognized for its 35<sup>th</sup> year of being a tree city. She stated Claremont recognizes trees as being a valuable public resource and spoke about the benefits of trees being well known, increasing property values, enhancing the economy, beauty, and health and safety. She spoke about carbon filtration and stated urban forests help everyone. She shared Claremont has a non-profit called Sustainable Claremont which partners with the city to obtain grants from CalFire. She reported the last planting was on Arbor Day and they planted 100 trees on Baseline with about 50 volunteers. She noted this was the sixth planting event of the year. She shared Claremont has a comprehensive tree policy that requires a certain amount of political will, because it values the tree over the concrete infrastructure. She stated a 40-year-old tree is worth the investment of redoing a sidewalk every decade or so because of the amount of carbon it can bring out from pollution. She stated she was here to support Pomona it crafts its tree policy because urban forestation connects everyone.

Commissioner Tomkins asked if there was a size of tree the City of Claremont requires to be planted.

Councilwoman Stark replied 15 gallons with the Cal Fire grant and the trees come with little green bags that need to get filled every week initially and then every month. She noted it requires community buy in and so Sustainable Claremont does a lot alongside the City. She noted the policy is very clear that dropping limbs or pinecones is not a viable reason to remove a 50-year-old tree, because that tree is something that enhances the value of that property for the next generation.

Chair Martin asked if Claremont recently held a forestry committee meeting.

Councilwoman Stark replied they are hosting a series of Urban Forum meetings and just had the second of three. She noted they are intended to cultivate local leadership and get community buy to protect trees as a valuable resource. She spoke about seeing trees not as a personal problem but as a resource that contributes to the town, neighbors, region, and environment.

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ITEM E:  
CONSENT CALENDAR:

1. Approval of draft Historic Preservation Commission Minutes for May 2, 2018 and February 6, 2019.

**This item was reviewed at the end of the meeting at the request of Commissioner Tomkins.**

Commissioner Tomkins asked if the minutes had been changed, because there were things she read when the agenda was first sent that she can't find now.

Development Services Director Gutierrez replied to her knowledge staff did not upload anything different.

Commissioner Gallivan asked about the two additions he sent and stated they need to approve those minutes.

Development Services Director Gutierrez replied that is understood. She stated those documents were not included as part of the minutes because staff needs to pull those minutes and do some research.

Commissioner Gallivan confirmed that was in 2018.

Chair Martin replied yes end of 2018.

Commissioner Tomkins confirmed the items Commissioner Gallivan submitted were discussed in the minutes and were supposed to be attached.

Development Services Director Gutierrez replied that is what Commissioner Gallivan is indicating, so staff needs to look at the transcripts and if appropriate bring those minutes back for approval.

**Motion by Chair Martin, seconded by Commissioner Gonzalez, carried by a unanimous vote of the members present (7-0-0-0), to continue the approval of the minutes until the next meeting, June 5, 2019.**

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PUBLIC HEARINGS:

ITEM F-1

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.

**This item was continued from March 6, 2019.**

Staff requested this item be continued from April 3, 2019 to June 5, 2019 in order to obtain additional interior photographs.

**Motion by Chair Martin, seconded by Commissioner Kercheval, carried by a unanimous vote of the members present (7-0-0-0), to continue this item to a date specified, June 5, 2019.**

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ITEM F-2

PUBLIC HEARING – MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 011397-2019) TO ALLOW FOR THE DEMOLITION OF FOUR PRE-1945 SINGLE FAMILY RESIDENCES ON A PROPERTY LOCATED AT 961 EAST PHILLIPS BOULEVARD.

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

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

Mr. Victor stated he works with the applicant, Harry Shang, as the designer.

Chair Martin invited her fellow Commissioners to ask questions about this project.

Commissioner Tomkins asked who specifically was noticed.

Assistant Planner Im replied the adjacent neighboring residents, the Commissioners and the Historic Society members.

Commissioner Tomkins stated the reason she is asking is because she noticed the resolution states “all neighbors directly adjacent to the site were notified”, but the code reads directly adjacent or across. She confirmed staff noticed those across because it wasn’t stated in the resolution.

Development Services Director Gutierrez replied staff can adjust the resolution to accurately reflect.

**Chair Martin opened public comment.**

Commissioner Gonzalez asked why staff chose to use the 24<sup>th</sup> and 28<sup>th</sup> Annual Pomona Heritage home tour booklets to research.

Assistant Planner Im replied those are the only booklets the City of Pomona has.

Development Services Director Gutierrez confirmed those are the only books the Planning Department has on file right now.

Commissioner Gonzalez asked why these were used and if staff were looking to see if these homes were on a home tour.

Assistant Planner Im replied yes.

Commissioner Gonzalez stated the Pomona Historical Society could probably provide copies for staff for the 34-year duration of the home tour.

Development Services Director Gutierrez replied yes, and she was going to report on that during the Manager’s report. She stated staff had a meeting with the Historical Society and that is a resource they would like to expand upon.

Commissioner Gonzalez commented they are housed at the Ebell.

Commissioner Kercheval asked staff about the salvage paragraph in Section 3 of the resolution. He stated the language seems very open ended and not directive.

Development Services Director Gutierrez replied the language hasn’t been changed.

Chair Martin stated the Commission would like to change some language. She recommended making an amendment when they vote for demolition. She expressed concern that staff could not find the original permits because up until ten years ago the City had every permit for every single house and building in the City of Pomona in the basement. She asked if these items had been moved to a different area. She stated the Commission can’t identify if there was an important person who lived there if staff can’t find the permits. She spoke about helping with the Diane Marsh survey and stated the 949 E. Phillips porch, eaves and windows are all original.

Assistant Planner Im stated according to the McAllister Book a craftsman bungalow home is characterized by tapered columns and this particular property lacks the tapered columns that support the porch which is why she is assuming that Diane Marsh was able to say that this property did not fit the archetype of a craftsman bungalow.

Chair Martin continued stating the interior has not been altered very much and she is disappointed that the survey description states “not contributing”, because with her expertise she feels it’s more contributing than not.

Assistant Planner Im stated 953 and 955 were not identified as part of the historic resources survey.

Chair Martin asked if it was lost like the permits.

Assistant Planner Im replied she is not sure if it is lost, it is just not within the City’s binder of all the historic properties that were identified.



Chair Martin commented 953 E. Phillips is totally original including the kitchen and it has a batchelder fireplace.

Development Services Director Gutierrez confirmed there is an image on the fireplace.

Commissioner Gonzalez thought it might be a covered wagon.

Commissioner Williams stated 953 was moved and asked if staff had the address that it originally occupied on Monte Vista.

Assistant Planner Im replied no, unfortunately the building permit only states Monte Vista.

Commissioner Gallivan requested to see the picture of the front of the house with the porch of the craftsman bungalow. He commented one reason it may not have the columns is because its been moved and typically people have trouble with the porches and don't move them correctly.

Assistant Planner Im clarified 953 E. Phillips was the property that was relocated, she doesn't believe 949 was relocated.

Commissioner Gallivan stated the columns do not feel original and stated it could have been a rock porch that was taken down.

Commissioner Kercheval asked Chair Martin for her thoughts. He stated he understands the home is very original and a great example, but that doesn't change the fact that it doesn't meet any of the Department of Interior Standards which is what the Commission is held to judge these by.

Commissioner Tomkins interrupted stating the Commission still needs to discuss and she has some questions.

Development Services Director Gutierrez added there is also public comment.

Commissioner Kercheval stated he was trying to clarify if the Commission can say to the applicant that this house is too original, so we are not going to let you demolish it.

Chair Martin replied she is not sure and that's not a question to ask right now.

Commissioner Tomkins replied those are the findings the Commission must make.

Chair Martin commented if the Commissioners are not at the dais making these determinations then why are they here.

Commissioner Kercheval replied it's a beautiful home, but what staff is recommending is based on Interior Standards and it's not in a historic district or registered so he doesn't understand.

Commissioner Tomkins replied her understanding is staff recommendations is that the historic ordinance protects or doesn't protect and then there are specific findings that the Commission must make. She clarified staff can make a recommendation, but the Commission must make the findings. She stated the question of the character of these homes and how original they are, is relevant to those findings and suggested talking more about that during discussion.

Commissioner Kercheval apologized for being out of order.

Commissioner Tomkins asked staff to inform the Commission what each of the letters mean on the survey: C, CM, N, NA, R. She stated there is probably a page that lists those definitions.

Development Services Director Gutierrez asked for a moment to pull that up.

Commissioner Tomkins shared when she attended a recent Certified Local Government seminar where they suggested survey be done every five years. She commented relying on something this old is very difficult.

Assistant Planner Im replied she located the legend;

- C - Building which contributes to the historic streetscape of the city because it is over 50 years old and still possesses its architectural integrity and character.
- CM - Building which contributes to the historic streetscape despite its alterations.
- N - Building which does not possess architectural character.
- NA - Building that does not contribute to the historic streetscape because it has been altered too much.
- R - Altered building that could become a contributing building if the alterations were reversed.

**Chair Martin opened the public hearing.**

**Mr. and Mrs. Rudy Ramirez**, 953 E. Phillips; shared they signed a rental contract on February 13, 2019 and were not told about this matter beforehand. He stated he has three kids (two autistic) and it's not easy to move from place to place. He shared there have been items that have needed repair, but he is thankful to have a home. He stated after they moved in people came in taking pictures and he feels it was the owner's responsibility to let them know what was going on. He stated they wouldn't have given the first and last month's rent and would have saved that money to go someplace else. Mrs. Ramirez asked if the owner could give them time to find a new home because they need to stay in Pomona for the kids. Mr. Ramirez added they moved to Pomona because the Regional Center comes into the schools and defends and fights for their kids. He noted they don't have family here. He stated they only found out because Assistant Planner Im put up a piece of paper.

Commissioner Tomkins confirmed they didn't get anything in the mail.

Mr. Ramirez replied no call or text, nothing.

Chair Martin replied the notifications are only go out to the property owner.

**Ms. Amelia Gomez**, requested a translator; resident of 961 E. Phillips Blvd for 17 years. She spoke about being told they were going to fix the home but was never told they were going to demolish it. She shared during her time in the house the owner has only fixed two windows, and she has had to buy paint to fix up the inside and make a porch in the back because water was coming in. She stated the owner hasn't repaid any of her improvements from the rent. She asked for an advance notice because she has four kids, one with special needs.

**Mr. Salvador Sanchez**, resident of 955 E. Phillips Blvd since July 2015. He spoke about the house being in poor condition, but at the time he needed a house, so the previous owner agreed to cheap rent if he fixed it up. He stated he was paying \$1,100 until there was a transfer of ownership in December and now, he pays \$1,750. He reported he wasn't informed about the sale and that one day they were told to pay rent to a new person. He stated they were not told the homes were going to be demolished and only found out because a piece of paper suddenly appeared on the street. He spoke about it taking longer than two months to find a different place to live and stated he doesn't think it's fair the way they have been treated.

**Guillermo Lopez**, requested a translator, resident of 949 E. Phillips for almost three years. He shared when he asked about why people came to take pictures of the house, he was told they didn't know anything. He spoke about finding the restrooms a mess when he moved in and so he fixed it up and the new owner says it doesn't matter because that's the way he bought it and won't fix anything. He stated they would have liked the owner to tell him in advance, because he is a parent of many kids and it's not easy to just move out, because they have responsibilities and it is not easy to find a new place.

**Mr. Dan McIntire**, 357 E. Pasadena; stated renters disputes and owners dispute aren't usually part of what this Commission does, but it is nice to hear from people who are impacted by demolitions when an owner comes into Pomona and buys a property with the intent of demolishing. He stated the Historic Preservation Commission is concerned that some of these properties don't fall within a historic survey, district or single designation. He clarified there were four surveys completed in Pomona, the first one was a city-wide survey by Diane Marsh in 1987. He reported the first survey was initiated by the City of Pomona before there was an ordinance or historic districts and the City was proactive to find out what they had of historic significance. He commented Diane Marsh did an amazing job going through the entire City herself, but the survey was imperfect. He noted this first historic inventory of the City of Pomona was a landmark proposition and out of that survey came the historic ordinance. He shared then a historic survey happened for each of the districts (Lincoln Park, Wilton Heights, Hacienda Park) completed by volunteers from Pomona Heritage, Historic Society and other citizens. He noted as the surveys progressed, they became more comprehensive and more useful. He stated some of surveys need to be updated and offered to help in that task.

**Chair Martin invited the applicant forward for a rebuttal.**

Mr. Harry Shang responds to the tenant's comments. He stated the first tenants, Mr. and Mrs. Rudy Ramirez, signed a month by month lease and he told them he would help them to find another house in Pomona because he has some other properties. He reported he fixed all the complaints and has receipts and text messages to prove. He stated they don't intend to throw the tenants out into the street. He stated by law if a person lives at a property for more than 1 year, he must give them 60 days notice to move and if they live at the property less than 1 year, he only needs to give a 30-day notice. He stated he is trying to demolish four units but is planning to build 12 more brand new condos to provide more housing and invest in the City of Pomona.

Commissioner Tomkins asked if the applicant had gotten approval for the twelve units or was just starting the process.

Mr. Harry Shang replied he is just starting. He stated Mr. Victor is his designer and if approved tonight they are at least six months to a year away from building.

Commissioner Tomkins stated in the past when the Historic Preservation Commission has put a condition of approval that a structure won't be demolished until there is approval to move forward with a replacement project. She stated the Commission doesn't want to have a vacant lot site for years as an applicant goes through the process. She asked Mr. Shang if he would you be amendable to not demolish the buildings until he has approval to move forward with the replacement units.

Mr. Victor replied it's his understanding that after this is approved to be demolished the next step is to request a conditional use permit. He commented he works with a company that has done a lot of projects in Pomona and they don't sit around.

Commissioner Tomkins replied it might take months to get through the conditional use permit process and asked again if the applicant would be amendable to waiting before demolishing.

Mr. Victor replied he can't make that decision. He commented they like to move fast for everybody's benefit.

Commissioner Gallivan asked about the possibility of some of these buildings being moved. He noted there is often a requirement that the building be moved to another place if possible and there are other vacant lots that this house might look beautiful on.

Mr. Victor replied he doesn't know. He stated the houses are very old and in poor condition.

**Chair Martin closed the public hearing.**

Commissioner Tomkins asked if staff provided notices to all residents and property owner across the street.

Commissioner Gallivan recommended including statement notifying the public that the structure is available to be moved.

Chair Martin replied that can be added if they vote to demolish.

Commissioner Kercheval commented the description on the major Certification of Appropriateness states that there is a categorical exemption with CEQA. He asked why it is exempt. He noted sometimes the applicant must deal with it and other times they don't.

Assistant Planner Im replied in CEQA law there are certain categories that allow staff to provide an exemption from going through the CEQA process. She stated the Class 1 allows any demolitions for less than six units to be exempt from this CEQA analysis.

Development Services Director Gutierrez stated that's correct unless there are exceptions to that exemption, for instance if there is a historical resource for that facility. She stated through the findings here staff have said that there are no significant historical resources in these homes and therefore as a demolition it can be qualified as Class 1 exemption,

however, should the Historic Preservation Commission feel that there are indeed resources here then that would not apply.

Commissioner Kercheval asked if this project was in a historic district would it fall under a CEQA.

Development Services Director Gutierrez replied yes it would.

Commissioner Kercheval confirmed because it's not in a historic district it falls under the six or more unit's exemption.

Development Services Director Gutierrez replied it could possibly.

Commissioner Tomkins replied it depends on if this Commission finds these structures to be historically significant or not. She stated it's only exempt if it's not historically significant and that's a finding that the Historic Preservation Commission must make. She stated under the City's ordinance staff decide by applying the Secretary of the Interior Standards for minor Certificates of Appropriateness but for a major Certificate of Appropriateness this body must make those findings. She shared in the past some staff reports have shown findings for and findings against, so it was presented as an option, however, in recent years it hasn't been presented that way. She noted the list of findings is provided. She commented the first one is particularly broad with a lot of judgement in it, "the structure does not exemplify or reflect special elements of the City of Pomona's cultural social, economic, political, aesthetic, engineering, architectural or natural history."

Chair Martin added this is a typical house we would find throughout our City.

Commissioner Tomkins asked how the Historic Preservation Commission interprets that something "exemplifies or reflects special elements of the City of Pomona's cultural or aesthetic". She commented they didn't have a view of the whole area and this seems to be a pocket of four older homes with more modern development around it. She stated this is significant evidence of the history of this area that will be lost if all the old buildings are demolished. She stated the City has not been doing surveys of other areas and has not been keeping up to date. She commented that just because the two properties on the back aren't on a survey does not mean they are not historic, it means nobody has closely looked at whether they are historical. She stated staff has done a good job attempting to look at them now, however, part of CEQA and the reason it is coming to the Commission is to make sure something historically significant is not demolished. She commented she is a little uncomfortable because she feels they are not considering everything they should be and wondering if there is a way to ask for additional research on the properties when there hasn't been any historic survey of them.

Commissioner Kercheval asked Commissioner Tomkins if she was saying there is enough latitude for the Historic Preservation Commission to say a home is historically significant and not allow demolition.

Commissioner Tomkins replied yes that is what their job is but unfortunately they don't have a lot of information.

Development Services Director Gutierrez agreed the Commission could potentially make that finding.

Commissioner Kercheval asked if they save just one home on the property if the applicant is then forced to build around it or could they move it over.

Development Services Director Gutierrez replied those are both reasonable choices within the Commission's discretion.

Chair Martin stated she thinks 949 is also very original.

Commissioner Tomkins stated 949 could become contributing to the streetscape if it was restored.

Commissioner Gomez asked if there is an aerial map that shows the positioning of each home.

Development Services Director Gutierrez displayed the location on a Google maps for the Commission.

Assistant Planner Im reported 949 (the Craftsman) and 961 (California Bungalow) are side by side. She stated 953 (the Tudor) is behind 949 and 955 is located behind 961.

Commissioner Kercheval commented because it's R2 at some point in the past these other homes were put into the lot but there is no real public street to the houses in the back.

Assistant Planner Im replied it's not public street it's an alley or driveway.

Commissioner Gonzalez asked what "effective year built" means on the report from the L.A. County assessor. She noted it says that 949 was built in 1910 but effective year was 1924.

Development Services Director Gutierrez replied it is when the building permits were final or recorded.

Commissioner Gonzalez commented she is confused that 949 is the oldest building but all the residents were from 961 Phillips.

Commissioner Tomkins replied it raises the question when they got addresses on them. She stated it was once just one large lot and people used to add additional houses for their family and not have them separately numbered. She stated this might be why staff couldn't pull them up in the directories. She spoke about Finding G "the structure does not embody elements of architectural design detailed materials or craftsmanship that represent a significant structural architectural achievement or innovation" She commented if the Commission finds the fireplace to be important, it will be hard to make that finding.

Commissioner Gonzalez agreed with Commissioner Tomkins. She noted the Commission all disagrees with saying it doesn't possess significant architecture character.

Commissioner Gallivan added the home has a lot of original fixtures as well.

Chair Martin suggested reviewing the list of findings for 949.

Commissioner Gonzalez asked for the picture of 949 E. Phillips Blvd.

Commissioner Tomkins commented the Commission can't make a determination if the structure is the work of a notable of a builder, designer, landscape designer or architect because they don't know who built them. She asked if there was a way to get that information or continue the item to do that research. She continued reading Finding A "the structure does not exemplify or reflect special elements of the City of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural or natural history."

Chair Martin replied she disagrees with that finding and asked for comments on this subject.

Development Services Director Gutierrez clarified these comments would pertain to 949 and that the Commission is bifurcating each of these houses.

Chair Martin replied yes; they must.

Commissioner Tomkins stated the staff report identified 949 as a Craftsman Bungalow home that has been altered but with potential to be a contributing structure if the alterations are reversed.

Commissioner Gonzalez commented the alterations would be the front porch and potentially the addition.

Chair Martin stated Finding A is a yes.

Commissioner Tomkins stated the next finding is that "the structure is not identified with persons or events significant in local, state or national history."

Chair Martin replied they are not sure; they don't have enough evidence.



Commissioner Tomkins replied the third finding is that 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 craftsman”.

Chair Martin stated she disagrees and says yes to this finding.

Development Services Director Gutierrez requested she be specific.

Chair Martin replied the eaves, the design of the symmetrical front windows and the clap board is all very typical.

Commissioner Kercheval replied the finding is not saying typical, the it states, “distinctive characteristics”. He stated there must be something about this craftsman that is distinctive.

Commissioner Tomkins replied they can distinctively identify it as an architectural type.

Commissioner Gallivan commented the front roof goes up at an angle at the flares out at the very end which is interesting, and he hasn’t seen before.

Commissioner Gonzalez replied that would potentially be consider a transitional craftsman.

Commissioner Kercheval as a devil’s advocate asked if there is anything distinctive in this home that one would not see in a home in Lincoln Park to support the need to save an aspect as a representation.

Commissioner Gonzalez replied its 109 years old with original windows, isn’t that distinctive enough.

Commissioner Kercheval replied there are probably about twenty others like that throughout the city.

Commissioner Tomkins clarified that is not what the findings mean by distinctive, its asking is there anything that makes the home look distinctively like a style of architecture. She asked if there was anything to make a finding that it doesn’t look like a craftsman.

Commissioner Kercheval agreed he may be defining it wrongly. He commented he finds the interior cove ceiling distinctive and something he has never seen in a craftsman and would be worth keeping. He noted he could make a better argument for the fireplace in the the Tudor because the fireplace is very distinctive.

Commissioner Gonzalez replied even if you have twenty other houses with that cove ceiling this house has original molding and is a craftsman bungalow, not a true or traditional craftsman, so each home will have different things.

Chair Martin replied the front facia boards that angle out and the window to the attic are very distinctive too.

Commissioner Kercheval commented about the precedence this would be setting and being ready to make an argument for every house that comes before the Commission.

Development Services Director Gutierrez recommended continuing this item if the Commission wishes to bifurcate all the homes so that staff can prepare findings at the direction of the Commission for each home. She stated there seems to be a consensus to recommend denial on certain homes and to recommended approval on others. She stated staff can elaborate on what they have heard today and present findings for review.

Commissioner Tomkins replied she would appreciate that.

Chair Martin agreed there are a lot of questions about all the houses.

Development Services Director Gutierrez recommended the Commission direct staff which specific houses they would like to change a recommendation for.

Chair Martin stated then they will continue with what they were doing.

Development Services Director Gutierrez replied they don't need to go through each individual findings. She stated staff can prepare draft findings for the Commission's review at the next meeting, but she needs to know which homes there is interest in denial of.

Commissioner Gallivan asked staff to go through all the pictures again quickly to refresh his memory.

Assistant Planner Im displayed, 949 E. Phillips Blvd. 953 E. Phillips Blvd. and 955 E. Philips Blvd.

Chair Martin commented you can't see the front of 955 E. Phillips because shades are down.

Commissioner Gallivan replied it looks heavily modified.

Chair Martin asked if 955 was the home the porch was added by the tenant because of flooding.

Commissioner Gonzalez replied that was 961.

Chair Martin commented 955 E. Phillips looks like an old Hacienda front porch

Assistant Planner Im replied the picture is of the rear elevation. She continued with slides displaying 961 E. Philips Blvd.

Chair Martin asked her fellow Commissioners if they wanted to continue this item or had comments.

Development Services Director Gutierrez recommended the motion include three things; 1) direct staff to separate the findings for each of the four residences, 2) direct staff to prepare denial findings for 949 and any other property the Commissions is interested in 3) add a condition that no demolition permit may be issued until such time as entitlements have been approved to build a new project for those homes recommended for approval.

Commissioner Gallivan added that if demolition is approved that there is also something to notify people that the house was available to be moved.

Commissioner Gomez asked about neighborhood pictures where they could see what was across the street.

Assistant Planner Im replied there is a church to east, multifamily residential homes to south and a single-family residence to the west of the subject site.

Chair Martin recommended to continue to next month with a request for staff to bring back denial findings for 949 E. Phillips Blvd. and 953 E. Phillips Blvd.

Commissioner Gonzalez asked Development Services Director Gutierrez to clarified denial of findings.

Development Services Director Gutierrez replied what's before the Commission is a recommendation to approve the major Certificate of Appropriateness to demolish four homes. A denial finding would be to deny the demolition of specific homes. She noted staff would have to speak with legal to craft that sentence because it's currently one permit for four homes.

Commissioner Gonzalez asked her fellow Commissioners if they feel every home has something significant, distinctive or important and if they should make a motion to deny the major Certificate of Appropriateness.

Chair Martin replied they have a lot of questions this evening that need to be continued onto next month and suggested tabling the whole item for more discussion. She requested separate permits for each home because she feels the Commission needs to go through each home individually. She noted they usually don't see four houses that are historically significant on one lot, which is making it very difficult to make findings.

Development Services Director Gutierrez recommended continuing this item to the June 5, 2019 hearing. She noted the May 1, 2019 meeting is cancelled due to a conflict with the joint City Council and Planning Commission meeting.

Commissioner Gonzalez asked if they are going to answer the Secretary of Interior standards for each address.

Development Services Director Gutierrez replied yes. She stated she thinks they must.

Chair Martin suggested someone from the Historical Society and Pomona Heritage sit down with staff and members of the Commission to identify if any of these houses are significant.

Development Services Director Gutierrez replied since this was a public hearing item and the Commission has identified their opinions here staff can start crafting additional language.

Chair Martin invited the Historical Society and Pomona Heritage past and present Presidents to be a wealth of knowledge.

Commissioner Williams clarified the Commission is requesting denial language written for all four homes; 949, 953, 955 and 961.

Chair Martin replied yes or findings.

Commissioner Tomkins replied in the past staff have presented both approval and denial findings.

Development Services Director Gutierrez replied it's difficult to do that because it contradicts itself. She stated staff would be building a case to say it's not historical and provide all the reasons why it is historical.

Commissioner Tomkins commented because there are ten separate findings and the Commission only has to identify one to preclude from an approval for demolition.

Development Services Director Gutierrez agreed and stated the Commission has expressed those opinions enough for staff to be able to prepare those findings. She clarified if the Commission wants staff to do that for all four home or just some of the four.

Chair Martin replied all four homes.

**Motion by Chair Martin, seconded by Commissioner Gomez, carried by a unanimous vote of the members present (7-0-0-0), to continue this item to a date certain, June 5, 2019 with direction for staff to prepare report for each address on the parcel about each homes potential historical significance.**

Commissioner Gallivan asked if the City of Pomona has any record of homes that have been moved.

Chair Martin replied yes, but a lot of these permits have been misplaced.

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**ITEM F-3**

PUBLIC HEARING – MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 5222-2016) TO DEMOLISH AN UNPERMITTED 186 SQUARE-FOOT ADDITION AND ALLOW THE CONSTRUCTION OF A 111 SQUARE-FOOT ADDITION ON A PROPERTY LOCATED AT 443 CHESTER PLACE IN THE WILTON HEIGHTS HISTORIC DISTRICT.

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

**Chair Martin invited the applicants forward.**

Carolina and Jose Ibarria, the applicants came forward.

Commissioner Tomkins asked when the unpermitted addition was built.

Mr. Ibarria replied they don't know, it was there when they moved in.

Commissioner Tomkins asked when they moved in.

Mrs. Ibarria replied October 2011. Mr. Ibarria replied the neighbors say the addition has been there for quite a while.

Assistant Planner Lara replied they didn't know the addition was illegally built until a code case was opened.

Commissioner Tomkins asked if the code case was brought when it was built or did the code determine when the unpermitted addition was built.

Assistant Planner Lara replied no they didn't determine exactly when it was and just opened the case.

Development Services Director Gutierrez asked when the code case was issued.

Assistant Planner Lara replied in 2011 after the fact.

Chair Martin informed Mr. and Mrs. Ibarria this is a hardship because of code enforcement they must do it.

Assistant Planner Lara replied they must reach compliance so it's either a demolition of what's unpermitted or permit what's illegally constructed.

Chair Martin recommended the applicants talk to a title insurance agent about being reimbursed because they bought something that was unpermitted and are now being forced to take it down.

Commissioner Kercheval asked how much the applicants had to pay for the major Certificate of Appropriateness to bring this before the Historic Preservation Commission.

Assistant Planner Lara replied about \$1,000.

Commissioner Tomkins confirmed they do not know when this was built.

Assistant Planner Lara replied they don't have building permit records to confirm that addition, only for the rest of the portions of the home.

Commissioner Tomkins asked how code enforcement determined it was illegally built.

Assistant Planner Lara replied this came in as a complaint about the vinyl windows and that opened the code enforcement case.

Development Services Director Gutierrez replied there are building permits for the portions that were legally built, so a comparison was done to figure out what was not legally built.

Commissioner Tomkins confirmed code enforcement concluded it was illegal because they couldn't find the permit or anything about the construction that was dated. She commented the Commission just heard about other properties that didn't have any original construction permits and asked how staff can jump to that conclusion when we don't know that the permits aren't just lost. She commented if the addition was added 50 years ago, then it might be historic, and the Commission couldn't approve the demolition of something historic. She stated she understands the vinyl windows weren't historic, but they don't know how old the structure is.

Chair Martin requested to go back to the photo of the addition. She commented it looks post mid-century (1960's or 1970's).

Commissioner Tomkins expressed concerns that the addition was likely there before the historic district was formed and the ordinance only requires a Certificate of Appropriateness for work done after the historic district was formed. She stated she understands it might need a building permit if it was built without a building permit but doesn't believe it requires a Certification of Appropriateness.

Development Services Director Gutierrez replied staff can't issue building permit for it now. She confirmed the Commission wouldn't have an issue with issuing a building permit for the addition today without a major Certification of Appropriateness.

Commissioner Tomkins replied right because she doesn't think it requires one under the City's ordinance.

Commissioner Gallivan suggested looking at pictures of that side at the time the ordinance was there.

Commissioner Tomkins replied they don't have photos because it's on in the back. She noted Google had historic photos, but she couldn't tell from the staff report exactly what piece was the addition. She noted this could be the demolition of something historical.

Chair Martin asked if the applicants changed out the windows.

Mr. and Mrs. Ibarria replied no they bought the house the way it is.

Chair Martin asked if they came to the City for something and then were red flagged.

Mr. and Mrs. Ibarria replied no; they received a letter asking what was going on.

Development Services Director Gutierrez replied it came in as a complaint.

Commissioner Tomkins commented if the applicants want to do this, they can just approve it.

Chair Martin requested to go back a setup and commented she loves the idea of putting double hung windows to make the house more original. She noted it is an over the counter approval for windows.

Assistant Planner Lara replied correct and they received their minor Certificate of Appropriateness.

Commissioner Kercheval commented the architectural drawings of the new addition show closed rafter tails, while the original house has open rafter tails. He suggested the architect redraw that to match the original home. He commented he really appreciates that they are doing the windows.

**Chair Martin opened the public hearing.**

**Dan McIntire**, 357 E. Pasadena, complimented the applicant on being willing to make the changes to bring the home up to code. He stated the wood windows and addition done properly will add value to the property. He mentioned Pomona Heritage's grant program and encouraged Mr. and Mrs. Ibarria to apply. He stated the grant may pay for a couple of windows. He stated he agrees with the rafter tail distinction to make the home look more original.

Commissioner Gallivan asked Mr. McIntire what it might take to get this house back to being contributing.

Dan McIntire replied he thinks the windows.

Commissioner Williams confirmed the home is in the Wilton Heights district, but is not a contributing structure.

Assistant Planner Lara replied it is.

Chair Martin clarified it was contributing until the windows were changed out, which were changed after the survey happened.

Assistant Planner Lara agreed and reported the survey identifies original wood windows with case.

Commissioner Tomkins commented the survey referred to the front windows and she doesn't think it referred to any of the side windows.

Commissioner Williams stated the crux of the issue here is whether these alterations were done before or after the area became a historic district. She commented the City shouldn't penalize people for things that were done to their homes



before there were these regulations in place. She stated looking at the pictures that were provided by the homeowners one can see the illegal addition poking out by the chimney and when she looks at the 2005 picture from the Parks and Recreation resources survey, she does not see that addition jutting out.

Commissioner Gonzalez replied it's taken at a different angle. Discussion ensued about the angle of the photo.

Commissioner Williams asked what the code violation was for.

Development Services Director Gutierrez replied the code violation was for the illegal addition.

Chair Martin clarified that nobody was able to confirm when it was built or that it was illegal.

Development Services Director Gutierrez replied part of the reason its deemed illegal is that the homeowner cannot provide it was legally built.

Commissioner Tomkins shared when her house was in escrow, she went to City Hall and asked for the file on that home to go through the permits. She stated she was permitted walk away and could have taken out anything she wanted and given it back. She stated she didn't think that was the only set but is beginning to wonder because not being able to locate permits is becoming a repetitive issue. She asked if there was anything in the code enforcement file reporting they spoke to the neighbors.

Development Services Director Gutierrez replied no. She commented in any land use situation it's part of the homeowner's due diligence when they purchase a home to ensure the home they are purchasing has appropriate permits and to keep track of those permits to be able to provide proof.

Mrs. Ibarria replied she didn't do that; they were just happy to be buying their first home.

Commissioner Tomkins stated she has bought plenty of homes and didn't make a copy of every permit in the file when she bought the home.

Commissioner Kercheval commented on the cinderblock railing that was added. He stated a minimal traditional home would have something made of out wood. He encouraged the applicants to look around the neighborhood to see what other minimal traditional homes have.

Commissioner Gallivan commented that if the pictures that were taken at the time that the district became historical show the addition, then in his mind it should be considered an existing structure and be allowed to stay if it's up to code.

Chair Martin agreed that is fair.

Commissioner Tomkins stated that is her view as well. She commented the Commission should not be requiring modifications to structures that were approved as contributing unless the applicants want to change something.

Commissioner Gallivan asked the applicants if want to do the new addition anyways.

Mrs. Ibarria replied they want it.

Chair Martin motion to approve everything as is but taking away the requirement to demolish the addition. She informed the applicant if they change their mind about the addition, they would not be forced to rebuild that addition.

Commissioner Tomkins commented the findings are confusing because the report talks about approving a demolition and approving an addition, and the findings are all related to the addition but there is nothing in there about approving a demolition.

Assistant Planner Lara replied correct, it's just to make sure that the demolition will not impair the existing integrity of the home. She stated they are reviewing the addition to make sure its compatible with the home, but the demolition is part of the scope of the work, so it is included in the staff report.

Commissioner Tomkins confirmed the applicants are reducing the size of the addition that was there before.

Assistant Planner Lara replied yes, it used to be 186 square feet but is now 111 square feet.

Chair Martin asked for final comments from the applicants and confirmed they are excited for the new addition.

Mr. Ibarria replied they are because the existing addition has termites and partially rotten. He shared he was able to stick a broomstick through, so it will be nice to refresh.

Chair Martin reminded the applicants of the title insurance.

**Motion by Chair Martin, seconded by Commissioner Williams, carried by a unanimous vote of the members present (7-0-0-0), to approve Major Certificate of Appropriateness (MAJCOA 5222-2016) to demolish an unpermitted 186 square-foot addition and allow the construction of a 111 square-foot addition on a property located at 443 Chester Place in the Wilton Heights Historic District with a recommendation that the eaves of the addition match the existing home.**

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ITEM G:  
DISCUSSION:

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

Commissioner Williams reported she has been recusing herself from all discussion of the City Stables since she is a Historical society employee. She asked staff if she should recuse herself from the report being given by City Stables Ad Hoc Committee.

Commissioner Gallivan suggested the Discussion and Ad-Hoc report be done at the same time.

Development Services Director Gutierrez advised Commissioner Williams to recuse herself, because the Ad-Hoc committee will be informing staff of their decision and having a discussion of the City Stables. She agreed the Commission can do both item G-1 and G-4 together.

**Commissioner Williams recused herself from any discussion of the City Stables because she is a Historical Society employee.**

Development Services Director Gutierrez requested a two-minute break to get Acting Public Works Director Rene Guerrero from Public Works on the phone.

**The meeting resumed at 9:13 p.m. with Acting Public Works Director Rene Guerrero from Public Works on the phone.**

The Commissioners requested to moved up Item G-4

Chair Martin read the letters from the Historic Society of Pomona Valley and Pomona Heritage into the record.

**Letter from The Historical Society of Pomona Valley, dated April 2, 2019, addressed to Debra Martin.**

The Historical Society of the Pomona Valley is devoted to preserving the rich and colorful historic heritage of Pomona. As such we believe that the City Stables should be restored to its original condition. It is unacceptable that over the years the City of Pomona has chosen to demolish this unique building by neglect. While the Historical Society had the Stables placed on the National Register of Historic Places in 2004 in an effort to spur the development plan to save it and the grant money to do so, it has yet to materialize.

We are deeply aware of the cost and the effort that this restoration would entail. If such a restoration cannot be done, we request that the historical pieces that can be saved, including the brick, windows,

doors and wrought iron, be use for building by residents in the city, thereby creating a legacy for the stables through future construction.

The above statement reflects the views of the Board of the Historical Society of Pomona Valley and is part of our minutes for 2-7-19.

Signed Deborah A. Clifford, President Historical Society of Pomona Valley.

**Letter from Pomona Heritage, dated March 20, 2019, addressed to the City of Pomona Historic Preservation Commission Pomona Stables Ad-Hoc Committee.**

Pomona Heritage is writing to the Historic Preservation Commission Ad Hoc Committee to recommend that the Pomona City Stables be re-built and put to the beneficial use. The Historic Preservation Commission work to put the stables on the National Register of Historic Places; therefore, it and the City of Pomona must continue to work to advocate for the repair of the building.

As an organization that works to protect historic residences, buildings and neighborhoods in Pomona, we believe that the Pomona Stables which are one of the last remaining municipal stables in California must be conserved. The City of Pomona has been ignoring the condition of the Ferdinand Davis designed Pomona City Stables for close to fifty years. It is time for the city to accept responsibility for its inaction and work to re-build this National Historic Building.

Pomona Heritage members will be happy to work with the City and the Historic Preservation Commission to help find funding for this important work. If you have questions, please let us know by contacting us at (information provided in the letter).

Signed Megan Gearhart, President Pomona Heritage.

**Chair Martin opened the public hearing.**

**Dan McIntire**, corrected the letter from Pomona Heritage stating it mentions the Historic Preservation Commission worked to put the stables on the National Register; however, it was the Historical Society under the guidance of Mickey Gallivan.

**Chair Martin closed the public hearing. She requested the report from the Ad-Hoc Committee for the City Stables, Item G-4.**

Commissioner Kercheval reported the Ad-Hoc Committee met and became aware of a consensus from the historic community through the letters provided to the Historic Preservation Commission. He shared the Ad-Hoc Committee investigated all the different options presented by staff and feel they need an additional month to review their findings more closely. He stated they will be able to present their findings and give a recommendation at the June 5, 2019 meeting.

Commissioner Tomkins asked if the May meeting would be rescheduled.

Development Services Director Gutierrez replied they would have to call a special meeting in May.

Chair Martin requested to look at the May calendar and chose a special meeting date, because they can't keep continuing this item.

Development Services Director Gutierrez agreed and stated she thought the direction was to provide a finding at this meeting.

Commissioner Gonzalez replied the Ad-Hoc Committee had some issues with the findings and needs additional time to come fully prepared with their recommendation. She agreed it is not in their best interest to postpone but it really needs to be done.

Commissioner Gallivan commented it has gone so many years already an extra month isn't going to make a difference.

Chair Martin asked for a couple dates in May.

Development Services Director Gutierrez replied in the only Wednesday in May available is May 15, 2019.

Chair Martin replied she's good. Commissioner Gonzalez replied that is good for her. Commissioner Kercheval stated it works.

Commissioner Tomkins asked for the time of conflicting City Council meeting on May 1, 2019.

Development Services Director Gutierrez replied 5:00 p.m.

Commissioner Kercheval asked why City Council just cancelled the Historic Preservation Commission meeting.

Development Services Director Gutierrez replied there is a lot of work happening in the City but limited staff. She stated she manages all three of these Commissions and there are multiple meetings each month with three Commissions and one Committee. She stated City Council felt that cannabis and the Fairplex were the priority and May 1, 2019 was the day that worked for them.

Commissioner Tomkins reported she was at the City Council meeting when this item was discussed and there was no public comment that the Historic Preservation Commission meeting was on that date.

Development Services Director Gutierrez replied when the City Manager communicated that information to the City Council, so they were informed.

Commissioner Kercheval commented he carves out time to come on the first Wednesday on the month and now he is having to schedule time on May 15, 2019. He stated he is available but asked why it couldn't have been on a Planning Commission meeting.

Development Services Director Gutierrez replied that's the priority of the City Council and she can't be in two places at one time.

Commissioner Gallivan stated he was available May 15, 2019.

Chair Martin summarized that makes it unanimous for May 15, 2019.

Development Services Director Gutierrez asked what time.

Commissioner Gomez suggested 6:00 p.m. she asked if there would be anything else on the agenda.

Development Services Director Gutierrez replied no, as of right now it's just the City Stables.

Chair Martin asked if the Commissioners wanted to request any other City staff be at the meeting.

Commissioner Gonzalez suggested Chris Millard, Pomona's Risk Manager.

Commissioner Tomkins agreed Chris Millard might be helpful with the insurance piece.

Acting Public Works Director Rene Guerrero agreed via phone.

Development Services Director Gutierrez confirmed she will ask Risk Management.

Chair Martin requested Darren Poulsen from Water Department.

Commissioner Gonzalez agreed because the Ad-Hoc Committee has some more questions.

Commissioner Kercheval also agreed because it deals with Water Department property.

Development Services Director Gutierrez replied she will put the request in with Darren Poulsen.

**Motion by Chair Martin, seconded by Commissioner Kercheval, carried by a unanimous vote of the members present (7-0-0-0), to move this item to a date specified, May 15, 2019 at 6:00 p.m.**

## **2. Historic District tree palette and planting matrix.**

Commissioner Williams returned to the meeting at 7:31 p.m.

Development Services Director Gutierrez informed Commissioner Williams that no action was taken, and the item was continued to a Special Meeting of the Historic Preservation Commission on May 15, 2019 at 6:00 p.m.

Michael Sled, Parks and Facilities Manager and City Arborist, provided a presentation.

- In the Street Tree Plan the first thing he worked on was the Street Tree Palette.
- He displayed a picture of the old Tree Palette.
- He clarified the misperception that the palette is a list of what will be planted or mandated, but that it provides planting options and information to help guide decisions.
  - Not every type of tree is best for Pomona and of the ones that are good, they may not be good everywhere in Pomona.
  - Some trees listed on the palette may not have existing locations anywhere in the City; however, they are still a good option to consider.
  - Some may be planted all over in places they should never have been from a tree health perspective relative to the infrastructure that was present at the time.
- The palette should be readily usable and understandable by most people and provide enough information to make a collaborative decision between groups not just of staff.
- He shared he reviewed the 2017 for accuracy as for self-education because he was not from California and noticed issues immediately.
  - Parkways are a specific type of planting location, they are not a size in an of themselves, so it's best if a solution is simple and he can foresee people arguing if the palette only relates to parkways and not medians or parks or areas where the city trees are on the side of the sidewalk.
  - Species code was specific to our current contractor, West Coast Arborists and their maintenance system. Pomona shouldn't be using their species code in the City's plan.
  - Zone numbers are important when discussing what trees to use. The Sunset Western Garden Book for the Western United States refers to the 24 climate zones and the USDA has a separate set of hardiness zones for the entire country.
    - Pomona falls into Sunset Western zones 18-19 depending on where you are in the City.
    - He noted California is so ecological diverse that it has 10 of the 24 zones.
    - More important than who classifies the zones is the criteria behind them. The sunset zones are based on a few different ecological climate factors and relatively useful for choosing plants. The USDA is simple based on annual minimum winter temperature and works within 10-degree ranges between zones and not particularly useful in our case.
    - He noted Oakland, San Jose, El Centro are in the same USDA Hardy zone as Pomona.
- He spoke about his mindset when remaking the Tree Palette and provided handouts showing a draft of the current public Historic Tree Palette.
  - Contains information on every tree variety we are currently aware of in the City of Pomona's historic districts and other historic city locations (Phillips Mansion and Palomares Adobe).



- The overall City Tree Palette he is working on drafting is larger than this. It will be dwindled down over time and chose what is going to go into the matrix. We don't need to have 300 trees, as we are doing it, we want to keep all the options on the as we eliminate them down.

Chair Martin asked if items in yellow denoted specialty pricing.

Parks and Facilities Manager Sledd replied yes, that's shown on the larger overall palette. He shared the Tree Palette prints out on larger paper and is readily available in digital format but doesn't transfer well to PowerPoint. He reviewed the changes and other item he felt should be included for a quick reference Tree palette.

- **Common/Useful botanical synonyms column.** Scientific botanical names for plants change relatively often particularly as modern genetic analysis continues to rewrite the understanding of the relationships between different plants not only at the species level but at the genus and family levels. Having quick access to some of the common ones can help clear up confusion particularly when trying to determine nursery availability.
- **Family column.** A standard best practice for tree inventory management is to strive for and plan for meeting a 30/20/10 goal for diversity; a forest has no more than 30% of any one family, 20% of any one genus or 10 % of any one species. The purpose of this isn't just aesthetic but has important tree health perspective by granting greater resilience to disease and pests. A city with only a few species of trees is ripe to have its forest completely devastated because by one big pest.
  - The City's number one species totals about 13,000 out of over 50,000 locations with 3,600 removals conducted since 2010 and very limited replanting funds, of the remaining 37,000 trees the most common single species are crepe myrtles. They are about 10.3% of trees and the only species over 10%, so Pomona is not doing terrible with regards be being over in any genus or family. A lot of the trees included are going to be trees in Ganesha or Westmont Hills area, so crepe myrtles are a significantly higher portion of street trees.
  - To maintain ideas numbers one has to plan property and while genus and species are included in botanical names even most professional tree people won't be able to correctly to tell you the family for every tree on the current palette without looking a few up, so doing this on the front end and placing it in an easily read table can greatly improve downstream efficiency.
- **Native Status column.** Native plants tend to be better adapted to the region; however, given California's ecological diversity, this isn't always true. The simple addition of Pomona's zone information makes this column much more useful than it was before. It allows one to know whether the tree is appropriate for Pomona or not. It also adds some further selection criteria to consider when deciding suitability, but even plants that are suited for our climate zones aren't suited for every location or condition and have other requirements.
- **WUCOLS – Water Use Classification of Landscape Series column.** A state approve resource on rating water use at a local level. It's created by firsthand input from landscaping experts on different plants and how they do in the area. Plants are rated as very low, low, moderate, high, inappropriate and unknown (not enough information to determine if appropriate for a location).

Commissioner Kercheval asked if the actual tree is not important and if the presentation was just making a point on the different columns.

Parks and Facilities Manager Sledd replied these are the same trees crossing over from onto each slide. He stated the whole table wouldn't fit on the PowerPoint at once.

Commissioner Tomkins asked what the "inappropriate" classification for water means.

Parks and Facilities Manager Sledd replied it probably means very high-water use, but he doesn't know exactly how they decide to call a tree inappropriate or not.

Commissioner Tomkins asked who came up with these categories.

Parks and Facilities Manager Sledd replied its State and forest. He elaborated that landscape architects must submit calculations to the Planning Department showing areas they are installing meet certain numbers, so each category (low, moderate, etc.) has specific numbers ratios attached so those calculations to determine whether an overall project is going to meet water efficiency.

Commissioner Tomkins confirmed this is the State model water categories.

Parks and Facilities Manager Sledd replied yes, this is what they use for the State.

Commissioner Tomkins asked if the State can ban certain trees if they are inappropriate.

Parks and Facilities Manager Sledd replied he doesn't know if "inappropriate" category trees are banned or just have an excessively high number attached to them. He noted a person can offset high water use plants by doing a certain square footage of drought tolerant or other types of plants. He stated these are just the recommendations and as far he knows there is nothing that says someone can't plant because it's classified as "inappropriate" from a water standpoint. Commissioner Tomkins asked which tree was "inappropriate". He shared that example plant was Plume Albizia, which may be only one tree in the entire City and is not a species he has seen in a lot of categories. He noted he picked specific examples to show certain things and these are not in order on the table.

Chair Martin asked if there are any photos of the trees. She commented she recognizes a lot of the basic names, but not scientific.

Parks and Facilities Manager Sledd replied he will get there.

Parks and Facilities Manager Sledd continued with his presentation.

- **Height Spread column.**
- **Type column.** Some of the trees listed as deciduous maybe known as being semi-deciduous but in his experience in this City of Pomona most of the trees called semi-deciduous end up being deciduous here because of how dry it is, and the trees drop their leaves in the summer.
- **Hyperlink column.** He felt the digital version should have easy access to more details, so he added a column containing a hyperlink to go to a webpage with more information on each species listed. For most of the hyperlinks he used Cal Poly San Louis Obispo Urban Forest's Ecosystem Institutes select tree webpage. This provides pictures, more details and discussions of other considerations (root damage, leaf litter).
- **Basic Usage Notes column.** Contains a variety of information relating to each species that needs to be considered by anybody creating a planting matrix and/or plan for the City of Pomona. This includes the following:
  - If included in The Downtown Specific Plan, because the plan has tree guidelines for certain areas.
  - Notes on similar three varieties; pricing, historic location, common nursery availability, deciduous versus evergreen.
  - Whenever any tree was unknown or inappropriate WULCOS rated for the region.
  - Utility friendly; must be under 30 feet height to plant directly under utilities and that does not include cable utilities. He shared he gets a lot of exemption requests for removals relating to the trees getting in the wires, which doesn't necessitate removal in most trees that can be trimmed.
  - Limited invasive; some trees are categorized as being invasive either limited or to watch for potential invasive. He doesn't think anything has been included in the palette that is known to be anything more than moderately invasive. There is a hyperlink there as well to go to the Cal Invasive Plant Council webpage where they categorize all these plants and have volunteers out looking at them in the field seeing if they a colonizing area.
  - If included in The Corridor Specific Plan, because the plan contains specific tree guidelines for certain areas.
  - Maintenance Cost considerations; certain types of trees cost significantly more to maintain. For example, Chinese Elms cost significantly more than most trees to maintain to keep the appearance. They get scheduled for trimming every two years as opposed to 4.5 years for most other trees in the City.

Parks and Facilities Manager Sledd continued with details about the changed he made to the Planting Matrix. He noted the document is 100 pages and will share the electronic version later.

- He went through a sample line highlighting a difference between the old Matrix and the new Matrix; unit, "from" and "to", "even and odd", Street, Parkway (width of the parkway), The primary botanical and the primary common.

- He reported there were not numbers in the Old Matrix estimating how many trees were in any of these ranges, so the most labor-intensive part of going through the old matrix has been working out the blocks and calculating how many trees are along specific stretch. He noted there are spots within the system that have never been shown to have trees but are places trees could be planted.
- He reported the old Matrix had recommendations but if it gave two recommendations there is not guidance on how you chose which one of those recommendations. He is suggesting implementing something to explain why the City is recommending a species #1 species and then create a process for selecting the species #2 species and getting approval above just a single arbitrary person on whether it's appropriate for the area from a character standpoint.
- Displayed a couple options to include with the new Matrix.
  - The first sheet will be required to do the planning for the second sheet.
    - One must have information of what is at every location, if you really want to decide to that detail.
    - The easier option would be recommended to replace with what was there and disregard any kind of other planting parameters and whether it's a good thing for that location. He stated he would not recommend this.
  - The second sheet provide numbers at for actual locations and recommended botanical and recommended common were left blank, because he is still working on deciding.

Commissioner Tomkins asked about the original street view plan created by a tree committee designating specific trees to be planted by street. She asked what percentage of the City was designated. She spoke about there being an entire code section where residents could petition to change their street tree that still exists, and she is curious how this all correlates with that.

Parks and Facilities Manager Sledd replied he doesn't have any recommended species in there at all, so staff would have to go back through the documents. He stated he has all the ones he could find available online and there are 40 different resolutions dating from 1961 to 1977. He noted it reads this street equals this tree.

Commissioner Tomkins asked what percentage of the City was done.

Parks and Facilities Manager Sledd replied it was done in the 1970's, so he is guessing its relatively centralized and there is not going to be anything in Phillips Ranch or other more recent developments. He stated he hasn't had a chance to go through he will do before continuing discussions about species. He reported there have been 3,600 removals just since 2010 and minimal records for anything before then.

Commissioner Tomkins shared there is a lot of neighborhood discussion and frustration because the code exists that state when a tree is removed it be replaced but that seems to have been ignored for decades. She commented what is the point of having any rules if they are just ignored. She noted it affects the value of the property and there has been tremendous loss of trees and or removals in the parks and on the streets. She shared she has seen pictures of Lincoln Park just ten years ago, which shows dramatic change in the canopy.

Parks and Facilities Manager Sledd replied there have been approximately 58 plantings since 2010 compared to 3,600 removals. He noted these plantings were donated by City Councilmembers discretionary funds or replaced through vehicle accident insurance. He stated the biggest issue is budget. He reported right now the City of Pomona has 1,500 trees that are recommended for removal based on being potentially hazardous. He shared removal cost is based on DBH (diameter-based height) at approx. \$27.80 per inch. He spoke about the City needing to decide on whether it's going to remove those trees, leave the hazard and if they are going replant every tree that is removed. He shared the City has submitted for a CalFire grant jointly with West Coast Arborists that will pay for removals with an agreement that the City replant two trees for every one removed. He reported the potential is to get up to 230 removals and 560 re-plantings. He stated to replant two trees is a little bit over \$500 so they City would save money on the removal of the larger trees. She shared he is also exploring another grant that generates wood products that the City can use.

Commissioner Tomkins asked if they are hold residents responsible at all for trees dying for lack of water.

Parks and Facilities Manager Sledd replied that a code compliance issue. He stated his staff reports sites when it appears a tree seems to be suffering from water. He shared he reported the larger oak tree that feel over north of City Hall to code compliance but doesn't know if any was done. He stated he suspects its death had something to do with how close asphalt was poured when that parking lot was done.

Commissioner Gallivan added someone had cut down into the root structure near the tree and weakened the tree by doing that.

Parks and Facilities Manager Sledd replied an exemption submitted for that one and was denied because it was deciduous not dead and has all its leaves back now. He noted those trees are specifically called out in the Historic Tree resolution, designated as being at “old City Hall” and the 200 block of west Mission with four Coast Live oaks and one deciduous oak.

Commissioner Kercheval was wondering if the Matrix and/or Tree Palette included environmental benefits (heat islands, urban forest, etc.).

Parks and Facilities Manager Sledd replied they can look to add something quantifiable. He shared there are tools, like i-Tree, that do various calculations relating to greenhouse gas emission reductions. He suggested using this information as a tie breaker in deciding between two trees.

Commissioner Kercheval asked what he would do to advocate for removing or limiting palms from a palette because of its greenhouse non-contributing, use of water, etc.

Parks and Facilities Manager Sledd replied he’d have to convince the others sitting with him at the dais.

Commissioner Tomkins replied they would have to look at it from a historic perspective.

Commissioner Kercheval stated he is just wondering how this would be done city-wide. He commented he knows other cities have started to eliminating palms from their palette because it doesn’t contribute at all.

Parks and Facilities Manager Sledd replied he must get approval from Planning Commission, Parks and Recreation. He noted there will be some minimization of palms outside of areas that have specific plans. He stated there are a lot of other things besides just the historic considerations that dictate if the City will plant palms and some of those plans were approved by City Council, so getting rid of palms is not something he can say, it would require City Council to amend.

Commissioner Tomkins commented the City would have to amend the Corridor Specific plan to change the trees, which is not built in flexibility.

Parks and Facilities Manager Sledd replied it’s not impossible to eliminate palms, but it would be very difficult.

Chair Martin asked for a verbal consensus about palms.

Commissioner Tomkins stated she is only concerned with protecting what has been designated historic. She shared in Lincoln Park the community has voiced they want something similar in size and look as a replacement. She commented old photos of parts of the City are dramatic because there were matching trees on both side of the street. She stated she realizes there is a need to have different trees because of disease and suggested doing the same tree for a few blocks and then changing the tree, because matching is part of the historic appearance and history of the City of Pomona.

Parks and Facilities Manager Sledd spoke about getting this information to this point to where it was usable with filters in Excel. He shared he looked at historic districts and thought would be nice to set a different species at that historic boundary so there is a visible difference after the historic district sign.

Commissioner Tomkins commented she did notice a lot of inaccuracies in the old versions. She suggested making the information more publicly available, so that the people who live in in specific area can report if the tree listed there isn’t the trees that are on that street.

Parks and Facilities Manager Sledd replied he has the file for historic trees that is almost 80 pages and another separate file that’s contains all 50,000 locations.

Commissioner Tomkins reported she has people emailing her for the latest draft because they are eager to plant trees but don’t know what is approved.

Parks and Facilities Manager Sledd agree the old version was very hard to understand and when he finds inaccuracies in Arbor Access, he edits the information.

Commissioner Tomkins replied it would be a lot easier to have the public tell you what's wrong with every street.

Development Services Director Gutierrez stated this has been a great conversation, discussion, and presentation. She asked what the next action steps are for the Historic Preservation Commission.

Parks and Facilities Manager Sledd replied he can work on a couple different proposals and bring them forward. He asked if the Historic Preservation Commission if they had an idea based on what he has told them about the version they would like to see. He noted it's a lot of work do to each one.

Chair Martin suggested he meet with the Tree subcommittee and then bring it back at a future meeting for the rest of the Commissioners. She asked if the Tree subcommittee had some recommendations.

Commissioner Tomkins stated the only revision they made was to review the old trees throughout the City that are over a certain age and get protection for those.

Chair Martin commented if they are dead, they need to be replaced. She spoke about needing a replacement program and destroying the City because of financial issues.

Commissioner Tomkins replied it's not focused so much on the public trees. She elaborated that their recommendation was for a historic tree program that applies to private property and make permitting easier for residents while at the same time requiring every tree to be replaced. She stated the purpose was so that people don't have that incentive anymore to kill their trees because of the exemptions. She noted the exemptions were giving people an incentive to let their tree die because they wouldn't have to replace it. She asked Mr. Sledd is he would prefer staff work on this, so it doesn't have to come before the Commission.

Parks and Facilities Manager Sledd replied most of his experience with something like this came from the City of Austin. He shared they have a more complicated tree organization where the Parks Department and Public Works each have their own forestry programs, plus there is a separate City Arborist office staffed out of Planning. He stated the City Arborist office enforced the City's Heritage Tree ordinance, which was based on diameter size and certain species. He noted there were a couple different class size (protected, 19" in diameter or heritage trees at 23" diameter or larger) and other things on basic development that protected the removal of any tree that was 8" or larger in diameter on private property. He reported public trees had a separate protection for anything tree over 3" or over 2" in a park and tree was defined in the code. He stated there is a lot of things that could be done different, but noted Austin is a very well-funded City, because they have their own energy company.

Commissioner Tomkins added if a person couldn't replant on their own property one could plant in the parkways or parks nearby. She asked if Mr. Sledd has seen the City of Claremont's policy.

Parks and Facilities Manager Sledd replied the City of Austin did that also. He replied he has seen Claremont's policy for public trees, and it looks like a person can request a tree to be removed with staff will authorize only if it's a hazard. He noted this policy also includes a way for an individual to protest that decision through certain process.

Development Services Director Gutierrez clarified the direction was to move this item the tree subcommittee.

Chair Martin suggested selecting a subcommittee meeting date tonight because this is important and requested to pick a night for Parks and Facilities Manager Sledd comes back that doesn't have a heavy agenda.

Commissioner Gonzalez suggested May 15, 2019 special meeting.

Parks and Facilities Manager Sledd replied he will be in Austin Texas on the May 15, 2019. He suggested a separate special meeting.

Chair Martin agrees with that idea and suggested inviting the other Commissions. She asked if he has done a full presentation to the Park and Recreation Commission yet.



Parks and Facilities Manager Sledd replied he gave a brief to them back in November.

Chair Martin suggested looking at a special meeting.

Development Services Director Gutierrez recommended the tree subcommittee meet first.

Chair Martin asked the Tree subcommittee if they feel like we should wait because its 10:30 p.m. and they are not done with the agenda.

Commissioner Tomkins, Chair of the Tree subcommittee, replied she included a memo in the agenda package so people could read through and get feedback if anyone feels strongly on any of the issues they are looking at.

Development Services Director Gutierrez stated those were the Tree Notes, provided under item G-3.

Commissioner Tomkins asked if anyone had questions comments. She stated the general direction is focused on replacement. She stated Commissioner Gallivan prepared another two-page document he asked to be included with all comments the subcommittee has heard from the community. She stated she thinks it might be useful for the Commission to get a copy of that.

Commissioner Gallivan stated there were two separate things he wanted to be included be with the minutes.

Development Services Director Gutierrez replied those items are attached under G-3, but those minutes weren't ready to be approved because staff must go back and do some research.

Commissioner Tomkins clarified she sent a subsequent email the same day asking that for this item to included as well.

Development Services Director Gutierrez replied maybe she misunderstood.

Commissioner Tomkins stated it's just a two-page document with comments.

Commissioner Gallivan added the document contains citizen concerns and represents a lot of individual thoughts.

Development Services Director Gutierrez confirmed there are two documents the Tree subcommittee wanted included as part of their report. She stated she included one item and will include the other on a subsequent agenda.

Commissioner Gallivan commented the original Tree Palette/Matrix took quite a bit of time and money and that Claremont did a much bigger program than Pomona and the people who put Pomona's report together said they never even looked at the Claremont program.

Parks and Facilities Manager Sledd replied he has looked at it as much as he could.

Commissioner Kercheval asked Parks and Facilities Manager Sledd for his email.

Development Services Director Gutierrez replied she will distribute it.

Chair Martin stated Commissioner Tomkins is the Chair.

Commissioner Gallivan clarified when its \$27 per inch is it inch diameter.

Parks and Facilities Manager Sledd replied yes, DBH.

Chair Martin thanked Parks and Facilities Manager Sledd and asked him to suggest some dates to meet with the Tree subcommittee. Discussion ensued and Monday, April 8, 2019 at 8:30 AM at City Hall was decided.

Development Services Director Gutierrez confirmed the subcommittee consists of Commissioner Tomkins, Commissioner Martin and Commissioner Gallivan tree committee.

**3. Report from Tree subcommittee.**

This item was combined with Item G-2.

**4. Report from Ad-Hoc Committee on City Stables.**

This item was presented during Item G-1.

**5. Discussion of potential changes to the regulations pertaining to the demolition of structures legally constructed prior to 1945.**

Chair Martin commented the Commissioners were very fortunate to go a conference at USC and be educated on how important it is to be updated to fifty years and older. She stated to be aligned with what's going on today in the City of Pomona preservationists need to step forward and work to preserve the mid-century architecture. She mentioned they could have Wilton Beckett structure up for demolition because it's not pre-194.

Commissioner Tomkins commented from a CEQA perspective they really need to adjust the date. She stated having the policy read pre-1945 the City runs the risk of not identifying significant resources and structures getting demolished without any review.

Development Services Director Gutierrez asked for the recommendation.

Chair Martin replied it should say 50 years and older.

Commissioner Gonzalez stated it would be moving target and asked if they want to stick with fifty years because they could select a building for designation that is 1980's or 1990's architecture.

Development Services Director Gutierrez confirmed the Commission is recommending an ordinance change. She suggested the Historic Preservation Commission write a memo to City Council to encourage them to consider that change. She noted it would entail significant staff time and resources in order to allocate that.

Commissioner Williams suggested creating a subcommittee to work with city staff and to draft that memo.

Development Services Director Gutierrez replied they certainly could or a single Commissioner can just write it.

Chair Martin asked if Commissioner Williams if she would be apart the subcommittee and if anyone would join. She noted staff would have to finalize the document with the proper terminology because it's a legal document.

Development Services Director Gutierrez replied it's not an ordinance change just a recommendation to City Council to get their support and for them to direction is this an ordinance amendment they want staff to pursue. She noted in order to do an amendment this significant, it might require some additional CEQA work, as well as, staff would have to do a survey to see how many properties this would affect in the City.

Commissioner Tomkins asked about the process staff are using currently for demolition permits on homes that are not pre-1945. She asked if they are analyzing for historic significance at all.

Development Services Director Gutierrez replied no, if it's not a discretionary permit CEQA wouldn't apply unless it's a known historic resource.

Commissioner Tomkins stated so they are not protecting our historic resources.

Chair Martin commented this is urgent.

Development Services Director Gutierrez replied Pomona's regulations say pre-1945 and that's our cut off. She stated if it was a known resource, regardless of what the exact regulation said, staff could still say its applicable under CEQA and it's a project.

Chair Martin commented she feels staff time is really limited and so unless it's a requirement or a well-known resource it won't get done.

Commissioner Tomkins asked if the Diane Marsh only identifies pre-1945 structures.

Chair Martin replied yes its only pre-1945.

Commissioner Tomkins replied the fundamental issue is the City doesn't have a survey and that probably needs to be done before updating the ordinance because it would provide scope of the work.

Development Services Director Gutierrez agreed.

Chair Martin spoke about updating the survey and stated back in 1987 it cost the City \$8,000.

Commissioner Gonzalez asked how long it took Diane Marsh to complete the survey.

Development Services Director Gutierrez estimated it was finished in 1992-1993.

Chair Martin replied 4-5 years bringing in volunteers from Pomona Heritage and the Historical Society for drive arounds.

Commissioner Tomkins added the State office for Certified Local Governments is saying that they want to make grant funds available for regular surveys and they have some recommendations for doing those in connection with updating various parts of a City's General Plan, so that it is done a regular consistent basis. She stated otherwise it is too daunting to survey a whole city. She agreed it takes a long time and a lot of money, but they need to start figuring how to incorporate surveys into our process.

Chair Martin commented Mr. McIntire mentioned the need to update the City's surveys.

Commissioner Tomkins reported she was the only one who attended the Certified Local Government seminar. She shared it was very much focused on surveys and she was informed that in some cities the Commissions themselves are doing the surveys, working together with groups like Pomona Heritage and the Historic Society.

Chair Martin suggested the subcommittee investigate how to do an updated survey for the City of Pomona and asked the City to investigate grant funding because this needs to be done within a year.

Commissioner Williams commented she thinks they could do both concurrently. She stated altering the ordinance is something that will take time and consideration, but a survey is something they can do more quickly.

Chair Martin and Commissioner Tomkins agreed.

Commissioner Tomkins suggested looking at how many demolition permits come into the City to get an idea of the scope, because if it's not a huge number than changing the ordinance might not be a big deal.

Chair Martin asked staff to report how many demolitions permits are issued in an average a year at the next meeting.

Commissioner Williams added she would also like to know the year of construction for each building, so the Commission can see if the City is losing a bunch of 1950's or 1960's buildings.

Development Services Director Gutierrez confirmed the Commission is requesting demo permits on average per year and asked for further clarification of what else they wanted.

Commissioner Williams stated she is looking to see the number of demolitions permits and asked if staff could provide a spreadsheet the years those homes were built.

Development Services Director Gutierrez replied yes staff can do that.

Chair Martin asked if there was anyone besides Commissioner Williams interested in being on the subcommittee.

Commissioner Gonzalez offered to be on the Ad-Hoc Committee for demolition.

Chair Martin stated it's more about structured being more the fifty years old, not just demolition. She stated Development Services Director Gutierrez needs a title for the Ad-Hoc committee.

Discussion ensued regarding the name of the committee. It was settled upon Demolition/Survey Ad-Hoc Committee.

Commissioner Kercheval stated he thought the description on this item (G-5) was talking about tidying up the language on salvage and demolition but it wasn't.

Chair Martin requested Commissioner Kercheval be on this new Ad-Hoc Committee.

Commissioner Kercheval declined and stated he send the subcommittee an email with suggested language.

Chair Martin commented it's important if demolition is approved for the City of Pomona to look and see if there is anything to recover.

Development Services Director Gutierrez replied staff has had conversations with legal about that and that's probably the best we are going to get, but she is open to suggestions and running it by legal again.

**6. Amend by-laws effective May 1, 2019 to change the regular meeting time of the Commission.**

Development Services Director Gutierrez reported the Historic Preservation Commission on January 16, 2019 requested to amend the bylaws to allow for a beginning time of 6:30 p.m. She stated this item is bringing that motion back to amend the by-laws. She reported staff have provided a resolution to amend the start time from 7:00 p.m. to 6:30 p.m. beginning May 1, 2019.

**Motion by Chair Martin, seconded by Commissioner Kercheval, carried by a unanimous vote of the members present (7-0-0-0), to amend the start time of the Historic Preservations Commissioner meetings to 6:30 p.m. beginning at the first meeting in May 2019.**

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**ITEM H:**  
**HISTORIC PRESERVATION COMMISSION COMMUNICATION:**

Commissioner Gomez shared a flyer for the second annual car show hosted by Historical Society of Pomona Valley on June 8, 2019 at 10:00 a.m. on the corner of Holt Ave. and East End Ave. at Village Academy.

Commissioner Kercheval asked staff if the Commission were to approve the demolition of two of the houses on the four-house configuration, if the owner could move them around on the property and still build something. He asked if the two saved homes would then be protected.

Development Services Director Gutierrez replied any changes would require a Certificate of Appropriateness.

Commissioner Kercheval replied but it wouldn't because he's not in a historic district.

Development Services Director Gutierrez replied the findings for a historic resource are the same findings for historic designation; a single historic designation.

Commissioner Tomkins asked about a created a small historic district. She commented one of the responses she heard when talking about designating the Civic Center was that it was multiple buildings and so it had to be a district rather than just the site.

Chair Martin replied that's what Mickey Gallivan said.

Commissioner Gallivan replied there are a lot of individual properties that must be combined to coordinate.

Commissioner Tomkins asked if it's because they were different parcels.

Commissioner Gallivan replied they cannot find the deeds and the City can't provide the deeds.

Development Services Director Gutierrez replied she doesn't want to get too much into that specific case because they have closed that hearing. She stated she can get back to the Commission at the next meeting (or before) about the general consequences of denying a demolition if it's non-contributing and outside of a historic district.

Commissioner Gallivan stated it depends on if the owner wants it designated.

Commissioner Tomkins mentioned residents on social media have been mentioning that the historic ordinance states the Historic Preservation Commission will establish a program to recognize historic properties with special plaques, signage etc. but we haven't been doing that.

Commissioner Gallivan requested an update on an email he sent two months ago about people who had cut down trees that were never replaced.

Chair Martin thanked staff for the conference they all attended.

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**ITEM I:**  
**PLANNING MANAGER COMMUNICATION:**

Development Services Director Gutierrez pointed out the flyer for a Call for Artists. She reported the City has a Call for Artists out until May 16, 2019. She encouraged the Commissioners to invite artists and noted its open to anybody Los Angeles, San Bernardino, Riverside and Orange counties. She stated the process will establish a short list of artists that the Pomona can pull from to do public art within with the City using the 1% of the Art funds. She reported City Council approved the Girl Scout mural represented by dA Center for the Arts on Monday evening, so that will be going on the wall facing Mission Ave. She noted there was a provision in the revocable license agreement that states if the painting interferes with any historical designation that the mural shall be removed. She reminded the Commission of the special meeting joint meeting with the Planning Commission on April 17, 2019 at Ganesha Park at 6:00 p.m. She stated staff has a draft ordinance they hope to release to the Commission by the end of this week for review prior to the meeting. She stated staff will review ADU's in general and then walk both Commissions through the draft asking for input.

Chair Martin asked if there will be examples of other cities ADU ordinances.

Development Services Director Gutierrez replied not as a comparison, however, staff we be bringing up other ordinances during certain topics.

Commissioner Gallivan suggested having an ADU Ad-Hoc Committee meeting before.

Chair Martin asked who's on that. The group replied they don't have one.

Development Services Director Gutierrez reported at the last meeting the Commission mentioned interest in signage for historical locations and suggested an amendment to allow for wayfinding signage. She reported staff took that request to Planning Commission and it was approved. She explained it was written was to allow for historic sites, however, that language was left it broader because the Planning Commission also liked the idea of being able to have signage for parks with walking distances listed. She stated this item will go to City Council on April 15, 2019.



Commissioner Tomkins asked how far in advance the proposed ordinance be posted.

Development Services Director Gutierrez replied this week, April 4, 2019.

Chair Martin asked Development Services Director Gutierrez if she took ideas from other cities for the ADU ordinance.

Development Services Director Gutierrez replied staff has done research and taken into consideration other ordinances, as well as, individual Commissioner considerations. She stated the purpose of having this study session before a formal draft for adoption if finalized is to work out those details and get recommendations.

**1. Minor Certificates of Appropriateness for March 2019.**

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ADJOURNMENT:

Chair Martin adjourned the meeting at 11:07 p.m. to the next regularly scheduled meeting of the Historic Preservation Commission on May 1, 2019 at 7:00 p.m. in the City Council Chambers.

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Anita Gutierrez, AICP  
Development Services Director

Jessica Thorndike, Transcriber

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

OFFICIAL MINUTES  
POMONA HISTORIC PRESERVATION COMMISSION  
JUNE 5, 2019

<u>A. CALL TO ORDER:</u>	The Historic Preservation Commission meeting was called to order at 6:32 p.m. by Chair Debra Martin.
<u>B. PLEDGE OF ALLEGIANCE:</u>	Commissioner Ann Tomkins led the pledge of allegiance.
<u>D. ROLL CALL:</u>	Roll was taken by Development Services Director Anita Gutierrez.
<u>COMMISSIONERS PRESENT:</u>	Chair Debra Martin; Vice-Chair James Kercheval, Commissioners Jim Gallivan, Ann Tomkins, Jennifer Williams (arrived at 6:35 p.m.), Tamara Gonzalez, Alice R. Gomez.
<u>COMMISSIONERS ABSENT:</u>	None
<u>STAFF PRESENT:</u>	Development Services Director Gutierrez, Senior Planner Ata Khan, Assistant Planner Eunice Im, Assistant Planner Sandra Elias

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ITEM D:  
PUBLIC COMMENT:

None

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**Motion by Chair Martin, seconded by Commissioner Kercheval, carried by a unanimous vote of the members present (6-0-0-1), to move Director Communication to the first item on the agenda.**

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ITEM E:  
CONSENT CALENDAR:

**1. Approval of draft Historic Preservation Commission Minutes for April 3, 2019 and May 15, 2019.**

Commissioner Tomkins reported several minor changes to the April 3, 2019 meeting minutes.

- On Page 5 her name is spelled wrong
- On Page 9 at the top of the page it says Chair Tomkins, adjust to Commissioner.

Commissioner Gonzalez reported changes to the May 15, 2019 meeting minutes.

- On Page 2 her last name is spelled incorrectly
- On Page 3 on the very top the word “office” need to be added to “State Historic in the sentence that reads “Commissioner Gonzalez reported the subcommittee met with people from the State Historic and “potential resources group” should be changed to “architectural resources group”
- On Page 3 further in that paragraph talking about the designation of the stables its listed as designation in 2014 and that should be 2004
- On Page 6 when Debra Clifford spoke, she believes she said millions of dollars are needed to bring the Phillips, not billions.
- On Page 14 towards the top “thanked Acting Public Works Director Guerrero.” should say Commissioner Gonzalez, not Commissioner Gomez.

Commissioner Tomkins reported changes on May 15, 2019 meeting minutes:

- On Page 11 it reads “Commissioner Kercheval asked if the City choses” and it should be “chooses”.
- On Page 14 it reads “Chair Martin recommended adding something about insurance to make sure the City works diligently to get the most out of the insurance funds” and she didn’t see anything about insurance in the actual motion. She requested staff look at that to see if they are missing something.
- On Page 16 towards the bottom reads “Chair Martin replied to designate the Fox Theater many years ago, the deed was required.” but she remembers Chair Martin said it was not required.

Development Services Director Gutierrez informed Commissioner Tomkins she added detail to the motion. She shared she went back and listened to the tape because the motion was an iteration to make. She stated she will make sure it includes “ensure the City pursues getting the most out of the insurance dollars.”

Chair Martin agreed with Commissioner Tomkins stated that the deed was not required for the Fox Theater.

Commissioner Tomkins shared she reported changes to last month minutes.

Development Services Director Gutierrez replied yes and that she still has those from February 6, 2019.

**Motion by Commissioner Gallivan, seconded by Commissioner Kercheval, carried by a unanimous vote of the members present (7-0-0-0), to approve the minutes for April 3, 2019 and May 15, 2019 as amended.**

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PUBLIC HEARINGS:

ITEM F-1

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.

**Item continued from April 3, 2019. Staff requested that the public hearing for this item be continued from June 5, 2019 to an off-calendar date.**

**Chair Martin opened the public hearing.**

**Debra Clifford**, Historic Society of Pomona Valley; Requested the Commission remember that 1150 Buena Vista is an orchard house. She shared last month she saw some Facebook chatter about the City not saving houses South Pomona. She stated this would become another example of a house being torn down, as if the City is only interested in saving things in the northern part of the City. She noted south Pomona has fewer resources and so the Historic Preservation Commission should be more careful with these homes because they are rarer and need to be looked at with great care.

Development Services Director Gutierrez reported the applicant has not prepared the additional information requested and staff doesn't know when that is going to be.

**Motion by Commissioner Gonzalez, seconded by Commissioner Tomkins, carried by a unanimous vote of the members present (7-0-0-0), to continue this item off-calendar.**

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ITEM F-2

PUBLIC HEARING – MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 011397-2019) TO DENY THE DEMOLITION OF FOUR PRE-1945 SINGLE FAMILY RESIDENCES ON A PROPERTY LOCATED AT 961 EAST PHILLIPS BOULEVARD.

**Item continued from the April 3, 2019 Historic Preservation Commission meeting.**

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

Development Services Director Gutierrez stated the Commissioners have two options tonight to consider.

- 1) Staff needs more clarification from this body on the fourth structure in order to make denial findings, so this evening the Commission can provide that, and staff can pursue denial findings for all four structures as previously directed, or
- 2) As noted in the staff report, additional information was received after the close of the public hearing at the last Historic Preservation Commission meeting for this item and there was an additional survey. She stated if the Commissioners would like to consider that survey and reevaluate their decision, staff would need to re-notice the hearing.

Commissioner Tomkins asked if the survey was something the Commission requested.

Development Services Director Gutierrez replied no, it's something the applicant wanted to do and provided.

Commissioner Tomkins confirmed the applicant would like the Commission to continue this item.

Development Services Director Gutierrez replied that is correct, the applicant would like the Historic Preservation Commission to consider the survey.

Commissioner Williams asked if the Commission can deny demolition on three of the properties and then allow it on one being that this is all on one report.

Development Services Director Gutierrez replied yes.

Commissioner Williams asked what will happen if the Commission does not allow demolition of these buildings.

Development Services Director Gutierrez replied if they do not allow demolition then legally these structures could not be demolished, however, the applicant would have an opportunity to appeal this decision to the City Council.

Commissioner Gomez stated there was a lot of discussion at the last meeting about all four homes and the differences and the separation. She stated staff have indicated there is additional information and that a survey was done, so she feels the item needs to be brought back on another date.

Commissioner Gallivan and Commissioner Kercheval agreed with Commissioner Gomez.

**Chair Martin opened public comment.**

**Emilia Gomez**, requested a translator; she stated she has lived 961 for 17 years. She shared her house is in good condition on the inside because she has maintained it. She commented she doesn't feel it is fair to demolish and kick them out fast. She shared she has a daughter in special care. She stated the previous owner did not fix the house and so she has been doing the all the repairs and now they want to now demolish a house that she has been taking care of. She shared the previous manager caused her to go to the hospital because of paralysis and stress. She shared he would come to the house at 10:00 -11:00 p.m. and tell them they were going to demolish their houses, one time during a party and he wanted to fight because he wanted payments. She requested more notice because all of this is happening too fast for her.

Chair Martin asked how much time Ms. Gomez felt was fair.

Ms. Gomez replied four months would be fair because she built a porch on the back to stop water that was getting into the house and the previous owner said she was going to help her remove it.

**Guillermo Lopez** requested a translator; shared he lives in 949 and stated he has the same problem as the other residents, no time to move. He stated they have been presented with another owner and it seems they are always changing the owners. He stated he finds his house in good condition, so he doesn't understand why they want to demolish the houses, when the previous owner didn't want to.

He stated he wants to know how much time they are going to have if they demolish the houses have because he has a lot of stuff. He spoke about not meeting the previous owner and about changing laws and payments.

Commissioner Gomez asked a question in Spanish, "How many years have you lived in the house?"

Mr. Lopez replied three years.

**Salvador Sanchez**, tenant from 955 E. Phillips Boulevard; He expressed concerns that he was never noticed that this was going to happen and doesn't think it's fair the way it's happening. He shared that they thought Mr. Harry who was submitting the applications was the owner, however, this week another lady came stating she was the owner and told them he was just the manager and that they fired him. He stated they have been told lies and they were trying to convince them not to come because it would affect them. He stated he thinks 949 and 953 should be classified as

historic and preserved because the flooring, ceiling, windows are original. He stated 955 and 961 have more problems and are not as original as the other two; however, in 955 (the one he lives in) the windows are intact. He noted that right across the street there is an elementary school and there are a lot of kids are running around at that intersection of Phillips and San Antonio Street, as well as, there are a lot of accidents. He stated if they add more cars it be a huge safety concern for the community.

**Qiuying Liu and Yongzhi Wan**, property owners; Ms. Lui shared they have explained to all the tenants that they are the owners and have been since October of last year. She stated they have been taking care of the tenant's rights and wants to be nice to everybody. She shared their goal is to build a better community in the City of Pomona because these are old houses and they want to make the environment and community better. She spoke about giving the tenants a lot of time and shared she been in contact with them for a couple days and talking with them to see how much time they need. She reported she has told them they will be given up to 90 days if they need more time to prepare, which she feels is fair to everybody. She shared they had a lady (Carrie Chasteen) work on historical research and she is ready to report today. She stated she is not sure if Ms. Chasteen can finish in three minutes so if the Commission needs more details, they can provide more time to decide.

Commissioner Williams confirmed the two recommendations were to either move forward with the recommendations or it must go to a different meeting if they want to discuss the new material.

Development Services Director Gutierrez replied that is correct.

Commissioner Gonzalez confirmed they can't even reference the report.

Development Services Director Gutierrez replied no. She stated she would not encourage any discussion because the public hearing has been closed on this item.

**Victor Lockett**, designer for the potential project, stated he is representing the current owner and the builder, who have done several projects in the City of Pomona that have been very positive. He stated the current owner is someone that looks at a piece of property knowing they can develop it by right. He stated it is unfortunate that there were some situations and how they were handled previously but that shouldn't shed a light on what is allowed by right. He reported the findings in the report that was prepared by a third-party review backs up a lack of findings. He stated he knows the owner and builder have expressed a willingness to salvage some of the items the Commission shared an interest in. He stated the point of this is to determine the historical significance of these structures. He shared he can see precision block in some of the foundations that leads him to believe the homes are not original and were moved from another city, but it is hard to find records, so he doesn't know. He spoke about the potential for the structures to be neglected and not contribute to the city scape, as well as, pose a hazard to occupants. He stated trying to bring something to some sort of historic quality is hard and he doesn't see many people having the time to do that.

**Chair Martin called up the next speaker, Carrie Chasteen.**

Commissioner Gonzalez asked if was appropriate for Carrie Chasteen to speak because she was the one who wrote the report.

Development Services Director Gutierrez replied she can speak as part of public comment.

Commissioner Gonzalez asked if she can speak about the report.

Development Services Director Gutierrez replied she can speak if it's related to the item. She stated the Commissioners cannot consider the report as part of their decision making if they are going to decide today.

**Carrie Chasteen**, Southwest Environmental Professional Architectural Historian, shared she meets the Secretary of the Interior professional qualification's standards pursuant to Federal Regulations and has more than 17 years of experience. She shared she conducted a third-party independent peer review of the subject property which consisted of a site visit to document the current conditions of the buildings, permit research and assessor research. She reported the original building on the property is currently numbered 961 Phillips and this building has been substantially altered. She reported this home has its windows replaced and the openings have been changed, as well as, the interior has been largely gutted and does not retain integrity. She reported 955 Phillips was moved to the site and has also been substantially altered. She reported 949 Philips was moved to the site and has been altered with a new porch foundation and rear addition. She



reported 953 Phillips was moved to the site and although the building generally retains integrity it is a common and low style example of Tudor Revival architecture. She stated none of these buildings have an association with a significant event or person. She noted CEQA and the Pomona Municipal Code does not regulate privately owned interior spaces, however, the owner is willing host an open house for the salvage of architectural features of these buildings as a good faith effort and to be good neighbors.

Commissioner Gallivan asked when the houses were moved and where were they moved from.

Ms. Chasteen replied the permits did not identify the specific locations, but in the report she prepared there is a summary of building permits that were issued, broken down by address. She reported 955, 953 and 949 were all moved in 1956.

Chair Martin asked what year the 10 Freeway came through Pomona.

Ms. Chasteen replied 1955 to 1957. She shared she worked on the I-10 project. She stated it was roughly the same period and it could be possible that it was to avoid the freeway. She reported they were moved within the City of Pomona, but she didn't look to see if it was for mitigation of the Freeway. She noted they wouldn't have mitigated at that point anyway.

**Debra Clifford**, Historic Society of Pomona Valley; commented this is a classic gentrification piece. She stated as the Commission looks at all the properties and what to do with them, there are not great answers. She commented the issue is larger than the Commission, but one that the City must figure out, because there have been two items in the last couple of months and they are not going to go away. She stated she is back pleading for the historic architecture in South Pomona. She stated that area doesn't have nearly as much, and it is primed for having them all torn down and replaced with 2019 monolith townhouses with little architectural value. She commented there are no easy decisions, unless we encourage people to involve historic architecture in the building and, to design to fit the neighborhood. She stated the one comment made that they aren't historic because they were moved there in 1956 is inaccurate. She stated that could be a trend for Pomona and therefore historic. She commented many houses have been moved and still of value.

**Chair Martin closed public comment.**

Commissioner Gallivan commented he was trying to remember if these were the houses the Commission though had been moved, because they looked like had come from other neighborhoods.

Commissioner Gomez agreed with Commissioner Gallivan. She remembers discussing the homes and they had a North Pomona look. She agreed with Debra that all homes with historical value are important and stated it's always been her belief that there are homes throughout Pomona, not just in one area, that the Commission needs to look to preserving. She suggested the Commission do a tour of south Pomona or any part of Pomona that they know has things there they haven't seen before. She spoke about people wanting new things and disregarding older things without trying to repair, equivocating the situation to an old pair of shoes. She commented she has a hard time with this.

Commissioner Williams thanked everyone who spoke. She stated the property owners shared they are interested in developing to improve the City and make it better, but better does not necessarily mean new, especially in Pomona. She stated Pomona's historic character is part of what defines the City. She commented retaining things that are historically relevant or beautiful is something she finds to be an improvement. She stated she appreciates people speaking about their concerns over fair notification, however, that cannot affect the Commission's decision. She stated the inside of the homes were lovely in the pictures in the presentation, with Batchelder tile in one; however, she has repeatedly heard that the Commission cannot use internal characteristics to make a finding of historical significance. She shared she read through the ordinance and it is her understanding that when the Commission is determining whether something is going to be demolished, they are supposed to examine whether it meets the criteria used in historic landmark designation. She shared the description did not say they cannot use internal attributes to make that judgement. She stated the code written for a Certificate of Appropriateness states the Commission is not allowed to regulate what people are doing inside their home and she understands why that ordinance is written that way. She reiterated that determining historical significance for a demolition doesn't have that same language and so she is wondering whether the Commission should be looking at the internal attributes of these homes, which are lovely and are clearly related to certain distinctive historic characteristics. She asked for clarification on this matter.

Development Services Director Gutierrez replied she had a discussion with the legal representatives and Pomona's ordinance stated the Department of Interior Standards should be used to evaluate whether a building has historical significance. She reported the attorneys have said there is flexibility in how the City interprets those Interior Standards and what is distinctive is up to the local jurisdiction. She shared she has Attorney Sarah Owsowitz available if the Commission would like to elaborate further.

Chair Martin asked her fellow Commissioners if they want Development Services Director Gutierrez to get the attorney on the phone.

Commissioner Tomkins asked if she went through Pomona's ordinance and the criteria listed there for designation.

Development Services Director Gutierrez replied correct.

Commissioner Tomkins stated she read it the same way as Commissioner Williams read it, determining that there is nothing that limits to the exterior.

Development Services Director Gutierrez replied correct; it specifically says exterior a few times, but it does not say they cannot consider interior.

Commissioner Williams stated based on the designation criteria she would argue that four buildings located on this lot make this parcel unique in that area. She stated she thought Debra Clifford made an excellent point that the movement of homes of a certain era to different places around a certain time period is part of a geographic trend, so that could be related to the ninth criterion (geographic patterns, different eras of settlement/growth). She stated one could also argue that the fact that there are four homes on this parcel is also relevant to criterion number six (has a unique location). She stated that area is currently a highly dense area with quite a few apartment homes, and so this has become its own historic area. She noted the homes need a lot of work and expressed concerns for what would happen if the Commission denies the demolition permit. She stated her understanding is there is no obligation to care for those buildings. She commented if she were the person who had purchased this parcel making a big investment, she would be disappointed and feels like that decision was hampering development in the area. She recommended the Commission think about what is going to happen to these buildings and if they are effectively saving them if they deny demolition. She reiterated she would argue that these homes are historically significant.

Commissioner Gonzalez asked why Commissioner Gomez, Commissioner Gallivan and Commissioner Kercheval wanted to move this discussion to the next meeting.

Commissioner Gomez replied to hear additional information that was been brought forward in reference to survey. She stated she indirectly received some information but wants to make sure she had all the facts.

Commissioner Gallivan replied they have not officially received that information yet.

Commissioner Gonzalez agreed they have not officially been given the information, but they have been given it unofficially as part of their packet and were able to read and digest that information. She stated she understands they can't discuss it, but they all have a point of view and they could still decide.

Chair Martin replied yes, they could decide tonight or postpone it.

Commissioner Tomkins stated it's difficult to have a document and not be able to discuss it. She stated she would like to hear what each of the Commissioners thinks about it and requested to have Counsel present to ask questions of. She commented they should be looking at each of these individually, but they are asking for demolition for one property and all four homes at the same time and so if they can't make the findings for all four homes should they deny it entirely. She stated she has questions about the process and how the City's ordinance works.

Development Services Director Gutierrez replied the Commission can bifurcate the homes.

Commissioner Tomkins replied that is not the same as getting a legal answer. She stated it is very difficult to proceed, because it's a difficult situation and she fears if they put off the decision, they are just delaying the process because she suspects they will end up at the same place.

Commissioner Gallivan asked if all the historically significant buildings could be consolidated to one area on the large lot. He commented that would preserve the element of houses that had been moved and moved again to make way for the future. He stated if part of the land is dedicated to the preservation it would be a compromise between saving and building.

Commissioner Gonzalez confirmed on that same parcel.

Commissioner Gallivan replied yes on the same parcel.

Commissioner Tomkins asked if any research had been done in the newspapers to identify where they were from, because the fact that the homes were all moved around the same time is significant. She commented she knows none of them had a street mentioned to find out who owned them, so there is a gap of knowledge about who owned them before they were moved that might be important.

Commissioner Gonzalez asked if the residents (occupants) listed on the Historic Resources Analysis, on Page 4, were only residents only for 961.

Assistant Planner Im replied yes, when staff did research throughout the city directories only residents for 961 appeared.

Commissioner Gonzalez replied then it would be difficult for us to surmise that there weren't any people of significance that potentially lived in the three houses that were moved in 1956 or that they weren't in an important location with some history attached. She stated she agrees with Commissioner Tomkins that three houses all moved in the same year seems newsworthy in our City. She commented people don't pick up a house and move it in 1956 when they are building a major highway here.

Chair Martin agreed that three houses moved at the same time, within Pomona, indicates there was something significant going on. She stated the correlation with the 10 Freeway means most likely these homes were near the freeway. She commented they were special enough to move and save. She spoke about it being a travesty to lose history and stressed the importance of knowing what happened 50-100 years ago. She commented not every family member wanted to pass down the history or knew how to, but that doesn't mean someone special didn't live in these homes. She stated everybody who lived in a home during that era was special and out of respect for all the folks that are gone in the world she is having a hard time saying there is nothing significant about a person who lived there.

Commissioner Gallivan requested the motion include research to see if there is a way that the significant houses could be moved into an area on the parcel that would allow them to still exist even though it was being built on.

Development Services Director Gutierrez replied that is part of project design and the Commission's purview is to determine whether there is historical significance in these structures.

Chair Martin made a motion to carry this item until another calendar date.

Development Services Director Gutierrez clarified she motioned to take it off calendar and to have staff notice it and bring this back as a newly re-noticed public hearing.

**Motion by Chair Martin, seconded by Commissioner Gomez, carried by a unanimous vote of the members present (7-0-0-0), to continue this item to an off-calendar date and for staff to bring this item back at a re-noticed public hearing.**

**Roll Call Vote:** Commissioner Tomkins – yes, Commissioner Martin – yes, Commissioner Gonzalez – yes, Commissioner Williams – yes, Commissioner Gomez – yes, Commissioner Gallivan – yes, Commissioner Kercheval – yes.

Development Services Director Gutierrez clarified for the audience that the Commission has taken this item off calendar and it will be re-noticed and come back. She stated they will receive a new public notice and there will be new hearing date to consider this item. She requested Commissioner Gomez translate that information into Spanish.

Commissioner Williams advised those who spoke on this item that they are in District 3 and that Nora Garcia is their Councilmember. She stated if they have concerns that is somebody they can reach out to.

ITEM F-3

PUBLIC HEARING – MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 11732-2019) TO RETROACTIVELY LEGALIZE THE REMOVAL OF ONE (1) PECAN TREE AND ONE (1) RED IRONBARK EUCALYPTUS TREE ON A PROPERTY WITH A NONCONTRIBUTING TWO-STORY SINGLE FAMILY RESIDENCE AND TWO FOUR-UNIT APARTMENT COMPLEXES LOCATED AT 440 E. ALVARADO STREET IN THE LINCOLN PARK HISTORIC DISTRICT.

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

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

Jeff Estrada, 440 E. Alvarado Street, the applicant; reported the tree closest to the neighbor's structure was damaging their home from the top and broke a window at one point. She stated that is how the issue began and the neighbors kept coming at the management company wanting windows, facias and roofing replaced. He stated the second tree had branches breaking off damaging structures and sidewalks.

Commissioner Tomkins asked how long Mr. Estrada owned the property.

Mr. Estrada replied he is not the owner; he works for the management company. He stated the owner has had the property for at least 15 years.

Commissioner Gonzalez asked when the last time the trees were trimmed.

Mr. Estrada replied not in the last 15 years since he has been there.

Commissioner Tomkins shared the staff report included tree trimming documentation from 2006 and 2008.

Commissioner Gallivan shared the notification sign was not visible and had been thrown over near the side of a bush when he stopped by the site.

Mr. Estrada replied she found it and brought it with her today.

Commissioner Gallivan replied he stuck it back in the ground again.

Mr. Estrada replied she found it again and brought it with her today.

Commissioner Williams asked for clarification of who the woman was Mr. Estrada was referring to.

Mr. Estrada replied she's the manager for that property. He clarified she is the manager and he is the Field Supervisor.

Commissioner Gonzalez asked who requested the trees to be cut down.

Mr. Estrada replied the management company due to the problems they were having with the neighbors and the building.

Commissioner Gonzalez confirmed that management company is Golden Opportunity.

Mr. Estrada replied no, it's Pama Management.

Commissioner Gonzalez asked if they are in the City of Pomona.

Mr. Estrada replied no, Montclair at 4714 Holt Avenue.

Commissioner Gonzalez confirmed they instructed Mr. Estrada to have the trees cut down.

Mr. Estrada replied no. He stated they hired a different company. He shared Mr. Gutierrez contacted him to stop everything because they were cutting down trees that they were not supposed to. He shared he showed up on site told these the guys to leave.

Commissioner Gonzalez commented it's hard to follow.

Mr. Estrada stated the management company hired a tree trimming service and the City stopped everything.

Commissioner Tomkins asked if it was the same management company that has been since 2008 who got a permit last time to trim.

Mr. Estrada replied he would think so. He stated he has always worked under Pama Management.

Chair Martin asked when they called to stop the tree trimming, because it looks like it was already complete.

Mr. Estrada replied they got their too late.

Commissioner Gonzalez asked if management can provide any documentation about the damage caused by the tree next to the blue house (pecan tree).

Mr. Estrada replied he is sure they have something. He asked the site manager a question in Spanish, "Do we have proof in the office of all the windows that were broken?" He stated she replied they don't have anything at the office, but the owner can probably provide documentation from the last broken window.

Commissioner Gallivan commented it was one of the largest pecan trees he has ever seen.

Commissioner Gonzalez agreed it was very big.

Commissioner Kercheval asked if there was a reason the owner is not here tonight.

Mr. Estrada replied he doesn't know.

Commissioner Gonzalez asked about the manager that approved the trimming.

Commissioner Kercheval asked where the property manager who approved the trimming was tonight.

Mr. Estrada replied management was the one that approved everything and told him to go out there.

Commissioner Kercheval confirmed they are not here tonight.

Mr. Estrada replied no; this is his first time here.

Commissioner Gallivan stated he has been told by some of the people who lived there and around that area that they really wanted that tree and were disappointed when they saw it was gone. He stated they didn't consider it to be a detriment.

Mr. Estrada replied he only knows it started due to a neighbor complaining about roofing, fascia and window issues.

Commissioner Tomkins asked how long it took for them to trim and remove the trees.

Mr. Estrada replied within hours. He got there that morning and within hours it was done.

Commissioner Tomkins shared one of the neighbors mentioned the tree trimmers had been there a few days.

Mr. Estrada confirmed with the site manager that it all happened the same day.



Commissioner Kercheval asked if he knows the name of the tree company.

Mr. Estrada asked the site manager for the name. Chair Martin requested she come up.

Commissioner Gonzalez asked Development Services Director Gutierrez if the property owner was fined for doing this.

Development Services Director Gutierrez replied no; the City doesn't have any punitive fines in our zoning code. She stated the remedy is to apply for a retroactive permit.

Commissioner Gonzalez asked how much that permit costs.

Assistant Planner Elias replied \$503.33.

Development Services Director Gutierrez added plus the replacement of two trees per the conditions.

Commissioner Gallivan asked about retribution against the tree company that did this without a permit.

Development Services Director Gutierrez replied there is not mechanism in Pomona's zoning code to go after the tree company.

Chair Martin replied that is something to note for the Tree Ad-Hoc Committee.

Mr. Estrada replied the company was Universal Tree Services.

Commissioner Gallivan asked where they are located.

Mr. Estrada replied Mira Loma.

Commissioner Gonzalez asked Development Services Director Gutierrez if a tree trimmer from outside the City would be required to have a license to operate in the City of Pomona.

Development Services Director Gutierrez replied yes; they would need a business license.

Commissioner Gonzalez asked if this tree company has a business license in Pomona.

Assistant Planner Elias replied they submitted a business license when they submitted their application.

Commissioner Gonzalez confirmed it was after the fact.

Assistant Planner Elias replied she believes so, but she didn't check to see the date it was issued. She stated there was a business license number noted on the application.

**Chair Martin closed the public hearing.**

Commissioner Williams stated she understands there is not a fine per the code and she sees that the resolution, Section 3, lays out the conditions. She asked what happens if the owners do not comply.

Development Services Director Gutierrez replied they would be issued a notice of violation for failure to comply with conditions of approval and would be subject to code compliance.

Commissioner Gallivan asked if there will be a time limit because they have had trouble with people never following through.

Development Services Director Gutierrez replied the resolution states the applicant must plant within sixty days and if the tree dies within 1 year they must replant.

Commissioner Kercheval added that the size of the box is the Commission's discretion.

Development Services Director Gutierrez agreed.

Commissioner Tomkins stated the Commission can also dictate the number of replacement trees. She stated in the past they have required more than just one for one replacement. She commented given the size of these trees, a 15-gallon tree is not going to replace what was removed for many years. She asked staff about the number of trees that were trimmed 10 years ago and if they know how many of those trees are still on the lot.

Assistant Planner Elias replied no, unfortunately she did not take a count of all the trees. She noticed the most recent permit specified 13 trees, so she knows there were at least 13 trees on the site.

Commissioner Gonzalez replied that was in 2008.

Commissioner Tomkins commented as someone who walks down that street everyday it was a dramatic change after the trees were trimmed. She shared she spoke with several neighbors who said that they had been calling code enforcement for days and couldn't get anyone to come out.

Chair Martin requested to see the picture of the whole complex again.

Commissioner Tomkins requested to also pull up a picture from Google maps of the front of the property before the trimming.

Assistant Planner Elias showed a picture from Google street view.

Chair Martin asked if there was an aerial Google Map.

Commissioner Tomkins commented the picture shown was after it was pruned.

Commissioner Gallivan commented some of the oldest homes in Lincoln Park are right next to this site.

Assistant Planner Elias shared a photo from before the trees were cut.

Commissioner Tomkins stated she was trying to pull up a picture of what it looks like now.

Commissioner Gallivan commented some of the trees look shabby now.

Commissioner Tomkins commented she wasn't sure if they were going to take out the tree in the front too, because they were cutting up from the bottom. She thinks that is why the arborist stated they weren't pruned appropriately for the type of tree, there were more lower branches which have been taken up.

Commissioner Gonzalez commented that a pruning would have sufficed on the pecan tree.

Commissioner Gallivan asked if the owner could go after the tree trimming service for not doing it properly.

Development Services Director Gutierrez replied the owner could civilly.

Commissioner Gonzalez replied that's speculation because they don't know that the owner didn't direct the tree trimming service to cut the trees down. She asked if there was a maximum size, the Commission can require the owner to replant in that location.

Commissioner Tomkins asked if there is a penalty for operating in the City of Pomona with out a business license.

Development Services Director Gutierrez replied she does not believe so and the remedy is to get a license.

Commissioner Gallivan asked if the fine associated was for individual trees.

Development Services Director Gutierrez replied there is not a fine associated.

Commissioner Gallivan asked what the \$500 was for.

Development Services Director Gutierrez replied that was the retroactive tree permit and generally the City asks for one permit per property not per tree.

Commissioner Williams asked if retroactive permits are more expensive.

Development Services Director Gutierrez replied no.

Commissioner Gonzalez asked if her fellow Commissioners had any recommendation on the size of tree they would like to recommend.

Chair Martin stated she would like to see a total of four trees replaced, ideally two or three of them pecan trees and one a red eucalyptus, all 24-inch box trees, professional planted. She noted this is just her opinion not a motion.

Commissioner Tomkins commented she knows the tree ordinance allows for larger tree replacement sizes for different situations.

Development Services Director Gutierrez replied she believes it does but cannot recall that exact information.

Commissioner Gallivan agreed and stated sometimes they suggest moving a tree in.

Chair Martin suggested three pecans. She asked to see the backyard photo and commented two could be placed within the common grass area. She asked about the orientation of the apartments to the photo.

Assistant Planner Elias replied the single-family residence is in the front and the two apartments are in the back.

Chair Martin commented she feels it would appropriate to recommend replanting in a bigger space because pecan trees can get very large.

Commissioner Tomkins stated she would prefer the City Arborist recommend the placement and the species.

Commissioner Gonzalez asked as the size.

Commissioner Tomkins replied the Commission should determine the size. Commissioner Kercheval agreed.

Chair Martin asked why not pecan.

Commissioner Tomkins replied she feels it is better to have the City Arborist determine the variety. She stated she agrees with replacing the ones that were taken out because those were old trees that were historical and so they should be replaced.

Commissioner Kercheval stated he likes the idea of replanting in the courtyard. He commented he thinks the residents would appreciate a shady courtyard area to investigate and for children playing.

Commissioner Gonzalez commented they don't know what kind of services are in that courtyard and it's not in their purview to tell them where to put the trees.

Chair Martin replied they are recommending where to put the tree and will allow the Arborist to confirm.

Commissioner Kercheval agreed and replied they have recommended placement in the past. He suggested 24-inch boxes, because it's a significant size. He stated he doesn't think they can give direction on the care for the trees and has seen owner let trees die; however, it looks like they water the lawn and plants in the courtyard so he feels confident they would water the trees as they get established. He stated he also supports the Arborist involvement.

Commissioner Gallivan reiterated the tree are supposed to last a year.

Chair Martin confirmed if they are asking for two trees or more.

Commissioner Gonzalez and Gallivan replied more.

Commissioner Gonzalez, Commissioner Kercheval, Commissioner Gallivan, Commissioner Williams and Commissioner Gomez all agree with Chair Martin's recommendation of four trees.

Development Services Director Gutierrez asked what species.

Chair Martin stated she recommends at least two be pecans and then let the Arborist come up with the other two recommendations. She commented it is common to see pecan trees in Lincoln Park and they are big and beautiful, attracting different species of birds.

Commissioner Tomkins stated the Arborist recommended one pecan. She commented pecan trees get very large and she wouldn't recommend more than one on the property.

Commissioner Gonzalez stated she thinks they stick with the recommendation of one for one and allow the Arborist to choose the two additional trees that fit into the scape.

Commissioner Kercheval requested that they be significant and not crepe myrtles or palm trees.

Development Services Director Gutierrez clarified the motion was for four trees; one pecan, one red eucalyptus, the other two determined by the City Arborist, except not a crepe myrtle or a palm tree.

Chair Martin added she would also like to request two trees in the courtyard area if determined acceptable by the City Arborist.

Development Services Director Gutierrez confirmed the City Arborist will determine site location.

Chair Martin replied yes, but we are giving the recommendation to use the courtyard if possible.

Commissioner Kercheval asked about including the 24-inch size.

Commissioner Gonzalez agreed they need to mention size. She asked if they felt 24-inch was big enough.

Commissioner Kercheval stated they could be more punitive with 48-inch but that requires a truck and a crew.

Development Services Director Gutierrez asked if all four trees would be 24-inch box.

Chair Martin replied it will depend if they have enough locations for two more 24-inch. She recommended at least two 24-inches.

Commissioner Gonzalez requested to recommend all 24-inch trees.

Commissioner Kercheval agreed because he feels the City Council would uphold the decision at 24-inches but wouldn't if they requested 48-inch.

Chair Martin stated they are going to make a motion that all four trees be 24-inch box trees.

Commissioner Tomkins asked if there was any information about the type of trees were that were pruned before.

Assistant Planner Elias replied the permit doesn't specify the species of the trees. She stated there are photos provided and perhaps if the Arborist could look at those pictures and identify the species.

Commissioner Tomkins estimated that there is a lot less than thirteen trees now.

Chair Martin requested to see a picture of the backyard where the red eucalyptus tree was. She suggested that area for tree placement.

Commissioner Gonzalez requested to see the drawn-out plan view of the entire parcel, showing the main house, two apartments and the car ports. She commented there is not a ton of space between the backyard and the complexes.

Chair Martin suggested they leave the motion as discretionary sizes for two just in case.

Development Services Director Gutierrez confirmed the motion is for all 24-inch box.

Commissioner Williams stated she would also support saying two trees should be 24-inch and that two should match what was taken out, but that the decision about the size of the other two should be up to the discretion of the City Arborist. She noted one needs to be Red Ironbark eucalyptus and another needs to be a pecan tree.

Chair Martin confirmed Commissioner Williams asked her to amend the motion. She replied she will allow the City Arborist to make the decision on the other two sizes but hopes for at least 24-inch.

Development Services Director Gutierrez clarified the motion is for four trees; one red eucalyptus, one pecan both 24-inch box, and the other two trees size, location and species are up to the City Arborist, except no crepe myrtle or palms and to explore the courtyard as a possibility for planting.

Chair Martin confirmed.

**Motion by Chair Martin, seconded by Commissioner Gomez, carried by a unanimous vote of the members present (7-0-0-0), to approve Major Certificate of Appropriateness (MAJCOA 11732-2019) to retroactively legalize the removal of one (1) pecan tree and one (1) Red Ironbark eucalyptus tree on a property with a noncontributing two-story single family residence and two four-unit apartment complexes located at 440 E. Alvarado Street in the Lincoln Park Historic District with a condition to add four trees; one 24 -inch red eucalyptus, one 24-inch pecan tree and two additional trees as recommended in size, location and species by the City Arborist, with the recommendation to exclude crepe myrtle or palms and a request to explore the courtyard as a possible planting location.**

**Roll Call Vote:** Commissioner Kercheval – yes, Commissioner Gallivan – yes, Commissioner Gomez – yes, Commissioner Tomkins – yes, Commissioner Williams – yes, Commissioner Gonzalez – yes, Chair Martin – yes.

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ITEM G:  
DISCUSSION:

**1. Report HPC ordinance Ad Hoc.**

Development Services Director Gutierrez reported the Commission requested Counsel be available.

**Chair Martin requested a 5-minute break 8:41 p.m.**

**The Historic Preservation Commission reconvened at 8:56 p.m.**

**Development Services Director Gutierrez reported Sarah Owsowitz from Best, Best, and Krieger (B.B.K.) joined the meeting via phone.**

Chair Martin thanked Sarah Owsowitz for being available. She reported there was a misunderstanding and when she read the agenda and she thought it said the Ad-Hoc Committee for the City Stables, however, it read Ordinance Ad-Hoc. She asked they were able to make a motion to add this as a discussion item because she would like the Save the Stables Ad-Hoc to do a debriefing on Monday's night meeting.

Sarah Owsowitz replied the agenda specifies the ordinance Ad-Hoc, so she would say no, because they noticed a different item.

Chair Martin replied she misunderstood that Ad-Hoc Committee wasn't for the Stables. She stated that item is very active and there was decision almost made on Monday night with City Council. She reported the Ad-Hoc Committee has some questions to ask Sarah Owsowitz regarding the environmental reports and National Registry.



Sarah Owsowitz replied they can't add an item regarding the Stables Ad Hoc-Committee, but they can direct legal questions to staff, who can then direct those to her, and she can provide a written response.

Development Services Director Gutierrez clarified during Item H Historic Preservation Communication, the Commissioners can voice their specific questions and Sarah Owsowitz would later respond to those in writing.

Sarah Owsowitz replied yes, absolutely.

Development Services Director Gutierrez stated there would not be a discussion, just a voicing of questions with staff providing a later response.

Chair Martin stated the ordinance Ad-Hoc Committee has some questions too.

Commissioner Williams reported Commissioner Gonzalez and herself have been reviewing the city ordinance on historic preservation and they have noticed a few issues. She asked if they can consider the interior of a building when deciding on historic significance for a demolition. She commented she has heard that they can't repeatedly and believed it to be true.

Development Services Director Gutierrez interjected that she informed the Commission that decision was up to the local jurisdiction.

Sarah Owsowitz replied yes, that would be her answer. She noted it is different in the context of CEQA, but if the local ordinance authorizes the Commission to consider interior elements in determining eligibility for historic designation, that is typically acceptable.

Commissioner Kercheval and Commissioner Williams reported they are having trouble understanding Sarah Owsowitz.

Sarah Owsowitz reported she is hearing an echo. Chair Martin stated it could be the microphone next to the phone.

Sarah Owsowitz repeated that she would say yes, if the local ordinance the Commission to consider interior features in determining eligibility for local designation. She stated it would be different if they were looking at whether a demolition would be an impact under CEQA, but through your local ordinance and local demolition considerations, yes, they can do that.

Development Services Director Gutierrez clarified that Pomona's ordinance refers to the Secretary of Interior Standards and for one case there was a lot of discussion about distinctive features and using interior features to make those findings. She stated they discussed that the Secretary of Interior Standards state that it is up to the local jurisdiction to interpret if it is in our local ordinance.

Sarah Owsowitz replied she thinks that is correct. She stated from experience there are nationally registered properties whose interior elements are very detailed in the national registered nomination and certification forms, so if the national and state designation bodies consider interior elements you can too.

Commissioner Tomkins asked if Sarah Owsowitz has reviewed Pomona's ordinance. She stated she would look at the section under the designation criteria to determine if it says interior or exterior. She stated she doesn't see where it even refers to the Secretary of the Interior standards in that section.

Development Services Director Gutierrez replied the demolition permit is where it states that the criteria you must meet.

Commissioner Tomkins replied Section D on Historic Landmark Designation Criteria, because those are the criteria they must look at for demolitions.

Sarah Owsowitz replied correct.

Commissioner Williams stated when she was reviewing the requirements of notification of adjacent property holders in the ordinance, she did not see a requirement to notify people who are renting at a property. She asked if it would be wise to include that or whether that kind of notification is already required for demolition in general and they would be creating a redundancy or conflict in different codes.

Development Services Director Gutierrez replied the code specifically says property owner, but its best practice to include the tenants. She stated staff can do that going forward.

Chair Martin reported pre-1945 is the current standard for a property to come to the Historic Preservation Commission for demolition. She shared she attended the USC Conference on historic preservation a couple months ago and was very surprised to see how many cities throughout the world had different criteria different; 1970 and older and even a couple cities that used 1980 and older. She shared the ordinance Ad-Hoc Committee is looking to change the requirement to be pre-1970 and asked what that process would be. She asked if the requirement was an updated Winchell Survey or if it was a recommendation by this body and unanimous vote to do an amendment of the City ordinance.

Development Services Director Gutierrez responded it would be a policy recommendation to City Council. She stated City Council must direct staff resources to pursue the ordinance change. She stated she thinks that it would require some type of analysis to see how many additional homes and it could also include a CEQA analysis since it would be a zoning amendment.

Sarah Owsowitz replied she agrees with Development Services Director Gutierrez response. She stated there is nothing to preclude the Commission from recommending a different age. She stated typically fifty years is used, but the example that was given to her when she first started looking into this was the TransAmerica Tower, so the City can really pick the best way of assessing the resources in Pomona and see if, as a policy decision, the City Council would want to make the review. She noted in doing so they would have to also do environmental analysis of the impact of limiting demolition of these properties. She stated she can't say what that CEQA review would look like, but the Commission can certainly make that recommendation.

Commissioner Williams stated she doesn't have any more legal questions. She stated is it her understanding that because this is on the discussion section of the agenda, she can make a motion. She shared the ordinance Ad-Hoc has been reviewing the ordinances from other California entities and 50 years is the most frequent cut off requirement for going to the Historic Preservation Commission. She noted that appears to be based on a standard put in place by the National Register of Historic Places, as well as, it is used by the California Register of Historic Resources and it is why you see it in CEQA. She reported the State Office of Historic Places recommends a 45-year rule for instructions for recording historical resources but noted that is not necessarily the same thing as a demolition issue. She reported Sacramento, San Diego, Alameda County, San Francisco, Redlands all use a 50-year rule. She shared she spoke to Development Services Director Gutierrez realized this would be something that will require some level of review. She requested to discuss this evening or proceed with a motion to ask City Council to direct City Staff to explore changing the ordinance to protect buildings that were constructed 50 years or more (prior to the date of application).

Chair Martin asked if there was a second. Commissioner Gonzalez replied she will second.

**Motion by Commissioner Williams, seconded by Commissioner Gonzalez, carried by a unanimous vote of the members present (7-0-0-0), to request City Council direct City Staff to explore changing the Historic Ordinance to protect buildings that were constructed 50 years ago or longer, prior to the date of application.**

**Roll Call Vote:** Commissioner Kercheval – yes, Commissioner Gallivan – yes, Commissioner Gomez – yes, Commissioner Tomkins – yes, Commissioner Williams – yes, Commissioner Gonzalez – yes, Chair Martin – yes.

Sarah Owsowitz noted CEQA doesn't have the 50-year limitation.

Chair Martin confirmed there is no limitation.

Sarah Owsowitz relied there is none.

Commissioner Williams clarified her understanding was that one should examine something as a potential resource if it is 50 years or older but if it's younger than that it must have significance. She asked Sarah Owsowitz if that was not a CEQA thing.

Sarah Owsowitz replied no; essentially if it's already designated locally by the State or Federal governments, then it is a historical resource. She noted if there is information that it is potentially eligible for the State or Federal designation then one must treat it as a presuming historical resource or look at your local designation. She noted there is a provision in CEQA itself or in the guidelines that refers to the age of the building, because it's broader than buildings, it could include bridges, etc. and their age is just never documented in CEQA.

Commissioner Williams replied internet is not always correct.

Chair Martin asked what the next step is now that the Commission has made this recommendation.

Development Services Director Gutierrez replied that recommendation will be carried over to the City Council for further direction.

## **2. Report on demolitions.**

Commissioner Gonzalez stated she was hoping to the actual dates of the homes.

Development Services Director Gutierrez replied this was staff's first pass at the list of demolition permits requested. She stated it covers the period from January 1, 2019 to May 20, 2019 totaling 33 demolitions. She noted they have not had the time or resources to dive into the details of these structures to find out when they were built.

Commissioner Gonzalez confirmed the word "final" means it is done and has been demolished.

Development Services Director Gutierrez replied yes that means the permit has been finalized yes and it's done.

Commissioner Gallivan asked if houses that have been moved have been documented at all.

Development Services Director Gutierrez replied no, not through these permits.

Commissioner Tomkins asked if the structure wasn't demolished if it just hasn't gotten it signed off, if the listing doesn't say "final".

Development Services Director Gutierrez replied it could mean both or either.

Commissioner Tomkins confirmed they don't have age information yet for those buildings.

Development Services Director Gutierrez replied not yet.

Commissioner Gomez commented she likes this, but she like to know what District they are in to see if there is a correlation.

Development Services Director Gutierrez replied, staff could google map it, but that takes time and resources. She stated any help the Commission could provide would be helpful.

Commissioner Tomkins clarified the demolitions on the report are all ministerial so there was no review for historic significant at all.

Development Services Director Gutierrez replied correct.

Chair Martin commented most of the homes on San Francisco Street are old.

Commissioner Gonzalez replied she thinks the home on San Francisco might be in the Lincoln Park district.

Chair Martin requested staff add the date of building on the report.

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ITEM H:  
HISTORIC PRESERVATION COMMISSION COMMUNICATION:

Chair Martin asked legal if a structure on the National Registry of a historic structure is deemed to be moved approximately 500-700 feet on the same property, does it automatically lose the National Registry title and require the City to reapply or can it keep its status through a process.

Commissioner Gallivan replied that is one of the things he will be addressing later.

Chair Martin clarified they have their attorney to listen and Development Services Director Gutierrez is taking down the notes right now and the Commission will receive a response later.

Chair Martin thanked and dismissed Sarah Owsowitz.

Commissioner Gallivan stated he provided the Commissioners and staff with a report. He requested a copy go to Acting Public Works Director Rene Guerrero and Water Resources Director Darren Poulsen, because they specifically asked for this item and it was mentioned by City Council. He shared he phoned the State Historic Preservation office and spoke with Jay Correia. He reported Mr. Correia informed him that the building (City Stables) is truly important and unique and was glad to hear the Commission was trying to save it, offering to help anyway he could. Commissioner Gallivan stated Mr. Correia seemed to be an expert in this area and informed him that he if the significance of the location and the architecture are maintained, and the relocation work was done per National Restoration Standards, it should maintain its historic status. He clarified when he spoke with Mr. Correia about significance and location, they were not talking about moving where Abraham Lincoln lived or moving a Cliff House to some other spot. He shared that Mr. Correia told him buildings are routinely moved a bit and still maintain their State and National status, therefore since the building was being kept on the stables ground it should not be a problem. Commissioner Gallivan stated Mr. Correia emphasized the work could not be done by a general contractor and must be done by an expert in the area, referring him to Reyman Brothers in Nevada or Spectra Co. in Pomona. He shared Mr. Correia also said that the EIR and CEQA is controlled largely by the City and they could cut down the requirements so it would not have to be a full CEQA review.

Chair Martin requested staff verify the information Commissioner Gallivan shared with Sarah Owsowitz.

Commissioner Gallivan shared he spoke with Mr. Correia about the high estimate and his response was that the City can control a lot of that and determine themselves what level they want and need to do it at.

Chair Martin clarified it still falls into CEQA as soon as it moves.

Development Services Director Gutierrez replied she doesn't want to get into a discussion here. She stated the questions are understood and she will relay the information to Sarah Owsowitz.

Commissioner Gallivan asked that Development Services Director Gutierrez relay this information to the proper people.

Development Services Director Gutierrez confirmed he wants her to provide this information to Rene Guerrero and Darren Poulsen.

Commissioner Gallivan replied yes and anyone else who might have anything to do with the process because we had been told that it couldn't be moved at all and the prices were high.

Chair Martin reiterated they are not having a discussion on the City Stables.

Commissioner Gonzalez asked Commissioner Gallivan to hold on having Development Services Director Gutierrez present this information. She stated there has been some additional information obtained that she would like to discuss that is relevant to what has been said in this document.

Commissioner Gallivan replied he thought they were trying to decide in a hurry and are in the process.

Commissioner Gonzalez replied they are not making any decisions until the July City Council meeting.

Development Services Director Gutierrez stated they cannot have a discussion. She asked Commissioner Gallivan if he would like to her to communicate this information to the Public Works Director and Water District.

Chair Martin asked all Commissioners to hold onto this information right now.

Development Services Director Gutierrez confirmed staff will not include this in the minutes as requested by Commissioner Gallivan.

Chair Martin replied not for now.

Commissioner Tomkins asked staff to clarify with the lawyer if there is a specific process that is required to be followed with the National Register or State office to relocate a designated resource.

Chair Martin thanked Commissioner Gallivan for his comments.

Commissioner Gallivan reiterated this was something City Council asked that they provide.

Commissioner Williams reported the *For the Love of Cars* event, a benefit to the Historical Society of Pomona Valley, is scheduled for June 8, 2019 from 10:00 a.m. – 3:00 p.m. at Village at Indian Hill. She shared it is free general admission, and those bringing cars should get there about 8:30 a.m. unless they plan to be in the cruise down Holt Ave starting from the Palomares Pep Boys. She shared the Historical Society of Pomona Valley is also hosting a *Phillips Under the Stars* benefit event on Saturday, June 29, 2019 starting at 6:00 p.m. with tours of the Philips Mansion, followed by a wine and cheese reception at 6:30 p.m. and then a presentation outside from Paul Spitzzeri, Museum Director at the Homestead Museum, after the sun goes down. She stated Paul Spitzerri is a local historian and a published author who will be hosting a discussion on the Vejars and the southern portion of Rancho San Jose and the founding of Spadra and the transition from the Vejars control to the Phillips control of that area. She stated more information can be found at PomonaHistorical.org.

Commissioner Williams shared she recently heard at one-point Mr. John Clifford had written up a procedure called HABS (Historic Architectural Building Survey) that should be followed anytime a demolition is approved. She stated there is a tier system based on how much information you think there might be gained from that resource. She noted her understanding was that this was policy, rather than something codified and if something was an important historical resource but not so much, they could deny the demolition, the Commission could ask for a historic survey or report to be done. She stated this was a way to mitigate the loss of historic resources that didn't quite meet the necessary criteria or for those sites the Commission felt the benefits of taking it down outweighed the cost. She reported Mr. Clifford shared is not sure if he has a copy and stated it should be somewhere in City files. She asked staff to look for this document or someone who might know where it is because she would like to see if it's possible to bring that back.

Commissioner Gallivan asked if Commissioner Williams knew who Mr. Clifford wrote it for or the reason. Commissioner Williams replied she doesn't have a lot of background information on it, but she can check back in with Mr. Clifford.

Development Services Director Gutierrez replied it is something they can still do without having to find the document.

Commissioner Williams commented if they could find the old document it would reduce the work to rewrite it.

Commissioner Tomkins asked for an update on the Firehouse.

Development Services Director Gutierrez replied they have an application in. She stated they are proposing a restaurant trying to restore the water tank in some way.

Commissioner Tomkins asked Development Services Director Gutierrez if the item would come back to the Historic Commission.



Development Services Director Gutierrez replied she didn't think so. She stated it was just going to go to the Planning Commission.

Commissioner Tomkins replied it is a designated historic site.

Development Services Director Gutierrez replied she would double check.

Commissioner Tomkins asked staff if they were aware of the fence around the Firehouse. She reported it doesn't comply with the City's fence ordinance. She noted there was a construction fence for a long time because there was a receiver on it, but that contract expired and now there are just poles with wires around the property.

Development Services Director Gutierrez replied the hope was that was all going to change when they did the remodel, which she thought was going to be coming soon. She stated she will check on the status of that.

Commissioner Tomkins commented they need a construction fence when remodeling and suggested they do that soon. She commented it is a historic property and if they are doing exterior renovations, she would think it would come before the Historic Preservation Commission.

Commissioner Gallivan agreed.

Commissioner Tomkins gave Development Services Director Gutierrez a document and requested the Civic Center be added to the agenda. She stated she wanted to raise the issue with the Commission as to whether they might want to initiate the designation on their own motion, because our code allows for that. She stated if they took over for Mickey Gallivan, they could address some of the concerns over getting approval from City Council.

Commissioner Gallivan reported Mickey has already turned it in once and is in the process of doing it again. He stated she wanted to discuss the deeds and things she founds because she is trying to incorporate that.

Commissioner Tomkins commented she wants to put it on the agenda so they can discuss whether there might be some benefits to having the Commission do it. She noted they have never done it before, but it is in their code, so it would be nice to know what the process would be if the Historic Preservation Commission wanted to designate.

Chair Martin requested staff add the Civic Center to the July agenda for a designated discussion.

Commissioner Tomkins requested to add Ad-Hoc Committee reports to the agenda as a general term so any committee can report if they want.

Chair Martin agree all three Ad-Hoc Committees should be added as a standing item; Tree, City Stables, HPC ordinance.

Chair Martin thanked Development Services Director Gutierrez for being on top of every request. She commented it is shocking to her how has gotten done without even having a Planning Manager. She shared since 2016 when she retired as a councilwoman, she asked if her mail could be brought someone from the Administration Office to Commission meetings, but unfortunately it immediately stopped and she never got another piece of mail until today. She stated she doesn't know how it happened but its here now and she is really impressed.

Commissioner Gomez requested to have a Spanish speaking interpreter that it doesn't come from the dais or the group at the next meeting if they are going to have the group that was here today. She shared there was a loss of some things that were said, and it would be fairer.

Development Services Director Gutierrez replied yes.

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ITEM I:  
DIRECTOR COMMUNICATION:

**This item was moved to the top of the agenda.**

Development Services Director Gutierrez reported staff wanted to provide an update on the Downtown Pomona Specific Plan that is going to the Planning Commission. She shared staff will give a brief overview of the historical aspects included.

**Commissioner Jennifer Williams arrived at 6:35 p.m.**

Ata Khan, Senior Planner, provided an update on the Downtown Pomona Specific Plan.

- A few years back the City of Pomona received a Transit Oriented Development grant from Metro to update the Downtown Pomona Specific Plan.
- Staff developed four key goals to accomplish the update.
  1. Reconcile boundaries that currently overlap with the Corridor Specific Plan (adopted in 2014).
  2. Implement the goals and policies of the 2014 General Plan, specifically, policies that pertain to historic preservation, design, density, transects.
  3. Meet Metro grant obligations to advance a vision of transit-oriented development via a host of goals Metro has outlined in their transit supportive toolkit
  4. Improve the usability of the document with an eye towards the applicant (developer, community) through a reorganization into the chapters.
- **Existing Boundary Summary.**
  - City Hall is currently located in the Downtown Pomona Specific and there are various zones throughout stretching from Mission Blvd., to Holt Ave. and along Garey Ave.
  - The Pomona Corridor Specific Plan Boundary removed a big chunk of the downtown and took over Mission Blvd. and Holt Ave. in 2014 so now there is now dual zoning which creates confusion for developers on which standards apply, as well as, it is not easy to set conditions of approval.
  - Staff have recommended cleaning those boundaries up to exclude the Corridor and the Civic Center. Here is a summary of the changes:
    - Garey Ave. still runs as the spine of Downtown Pomona.
    - West and East are White Avenue and Towne Avenue
    - To the north is Center Street as the new northern boundary, instead of Holt Ave.
    - To the south is Fourth Street as the southern boundary, instead of Mission Blvd.
    - The YMCA and AMOCA buildings which are currently in the Corridor would be brought into the Downtown.
    - The Pomona Packing Plant, the artists lofts and Sanctum brewing would be retained because staff didn't want them to be illegal non-conforming entities
    - Civic Center Plaza will be designated as open space, as a zone change to the OS zone.
    - Memorial Park and Centennial Park in Downtown are currently zoned the Downtown Plan; however, staff are recommending changing those to open space which is more appropriate.
  - This creates a relationship between the Corridors and Downtown. The Corridor will run independently with its zoning along with the Mission Corridor and constitute the geographical new identity of Downtown Pomona.
- Within Downtown Pomona they have implemented districts. Some are carrying over from the existing plan, but staff have streamlined into four key districts and cleaned them up.
  - On the edges is the RMF zone, running from Park to White.
  - Staff are proposing extending the CBD zone all the way to Parcels, including the armory.
  - The RMF would function as residential multi-family. It would be on the northeast edge along Center and Towne. Those would be lower density and meant to be a transition zone between the edges of Downtown, which across the street on White Ave become the base zone, regular zone, with single-family or multi-family. It is meant to be a step down in density from the core.
  - The highest densities would be found in MUHDR (mixed-use high density residential). Staff envision this as a commuter residential zone to support the Metrolink and student housing.
  - The Mixed-Use Central Business District would be the key core of downtown, with the highest densities, supporting ground floor retail, artist lots, etc.
  - Mixed Use Institutional, also student housing meant to support Western university. Senior Planner Kahn shared there have been conversations about Western U's master plan and about their vision for the next 10 years which includes increasing their capacity to serve the area and envisioning more student related ancillary retail uses (food and drink) to keep the student population in Pomona.
- **Reorganization** of the chapters includes:
  - Introduction

- Chapter 2 The Private Realm includes anything on private property. A developer or an applicant who owns property downtown would be looking at Chapter 2 to determine what they can do with their property in terms of form, development standards, uses, temporary uses and signage.
- Chapter 3 The Public Realm includes the purview of the Public Works Department, the right of way, sidewalks, streetscape, street improvements tailored to Downtown Pomona, includes a new Placemaking Chapter
- The Implementation Chapter is required includes economic development goals. There is recent legislation about opportunity zones, and there are four in the City of Pomona. One of those zones overlaps with Downtown Pomona so there is language about business investment opportunities and how to implement the vision of the Downtown Pomona Specific Plan over the next 10-15 years.
- **The Placemaking Chapter** is new and based on community conversations to put forward an intentional subsection that talks about how the community can help shape Downtown Pomona as a distinct place. That includes historic considerations and historic landmarks and historic preservation.
  - In the Historic Preservation section, there is an intent statement for future development in this mixed-use high-density area, to remain sensitive to existing historic resources and for projects to be designed in a way that highlights the attributes of the historical nature of downtown, when feasible.
  - The parcels in downtown Pomona would still entirely be regulated by the existing zoning code historic preservation ordinance 580913.
  - Staff are not adding any new regulatory schemes that aren't identified within that chapter already. If there is a pre-1945 structure or a proposed landmark it would have to come forward before the Historic Preservation Commission.
  - A map as displayed identifying some of the existing landmarks; The YMCA, the Rail Station, the Armory, 7<sup>th</sup> day Adventist Church, the Masonic Temple, and the Fox Theater. Staff shared it is not meant to be a static map, it is meant to be amended with other landmarks are identified. The 3.42 acres of Edison Historic District, that is a registered district in our Downtown, is identified as protected, but staff also called out some areas for consideration, like the historic downtown between Main and Thomas, Second Street Antique Row, and the Fox Theater area. By identifying their importance as potentially significant and historically relevant a conversation can be had about sensitivity towards the streetscape, etc. when projects come forward.

Chair Martin commented the Fox Theater is a nationally registered and she is not seeing the square designating it as so.

Senior Planner Khan replied its number six.

Chair Martin reported the Millard Sheets planters on Second Street are designated and there is no notation.

Senior Planner Khan asked if the Millard Sheets were nationally or locally designated.

Chair Martin replied she doesn't know that, just that they are designated.

Senior Planner Khan replied staff will research that.

Development Services Director Gutierrez asked if they are a state historic landmark.

Chair Martin confirmed yes, all the planters on Second Street are designated.

Chair Martin reported Mike Schowalter was the one who did the application and suggested staff reach out to him. She stated the president of the Historical Society of Pomona Valley has his contact number.

Senior Planner Khan continued with the presentation.

- **Policies.** Staff doesn't have new regulatory frameworks in place and the base code will still apply, however, staff did feel it was important to advance five principals related to historic preservation for grant seeking and implementation of the Downtown. These are meant to round out the significant elements of the placemaking vision for Downtown Pomona.
  1. Pre-1945 structures identified as contributing in the City of Pomona historic resources survey, may require additional historic surveys to be conducted by a Certified Architectural Historian at the discretion of the Development Services Director.

Commissioner Tomkins asked when the most recent survey of the downtown area was.

Senior Planner Khan replied 2006.

2. The City of Pomona should consult local historic groups and other interested stakeholders in establishing a list of historic resources that should be incorporated into a broader placemaking vision for Downtown Pomona.
  3. That the design of new development located in downtown Pomona neighborhoods with existing historic housing stock would consider incorporating those principals of the houses (i.e craftsman bungalows) or if there is a multi-family housing complex coming in to be sensitive to that architectural style and try to incorporate that as much as possible.
  4. Whenever possible existing historic landmarks should be opened to the general public through events and activities that would increase community exposure to unique landmarks and history. The intent is to highlight the key features that make downtown unique and part of that is the existing landmarks. A placemaking strategy that does involve historic resources should be diverse and inclusive and represent the history and heritage of all people for downtown Pomona.
  5. Updated Historic Signage provisions specifically that for landmarks and districts. If there was a new sign proposed on one of the buildings in that district it would explicitly call out a minor Certificate of Appropriateness, not just a regular sign permit. This is a new pathway for repurposed signage. Currently, signage for a business that no longer exists is prohibited, but folks have been interested in incorporating older signage or repurposing signs bringing them into downtown for aesthetic or cultural value to increase the streetscape.
- **Conclusion.** There are four goals and a grant obligation to Metro. Staff are currently giving Commission updates, tonight to the Historic Preservation Commission and back to the Planning Commission in two weeks. The first was to Planning Commission in February, the draft then went through multiple revisions, staff did a circulation of the draft and open house at the end of May. Staff are looking towards the path of adoption in July with the City Council. The pieces of this Metro Plan were picked up in January 2019, however, the grant expired in December 2018, but staff were able to receive an extension until June 30, 2019. Staff are working weekly with the Metro Department and they are aware and excited about the progress being made, but there is a timeline. Staff took the opportunity over the last 4-5 months to bring forward more innovative policies on all fronts.

Commissioner Tomkins requested Senior Planner Khan put the historic sites map back up. She asked if that was meant to be all inclusive.

Development Services Director Gutierrez replied there are the landmark structures staff has.

Commissioner Tomkins asked if the Mayfair Hotel landmarked.

Commissioner Gonzalez replied she thought it was registered.

Debra Clifford replied the Mayfair has both State and National, noting she texted somebody to confirm.

Development Services Director Gutierrez replied she will add that.

Chair Martin asked Debra Clifford to text Mike Schowalter about the Millard Sheets planters.

Debra Clifford replied she has but he hasn't answered yet.

Senior Planner Khan replied they will add the Mayfair Hotel.

Chair Martin commented she thought the white building that's just west of Main Street on the south side that Pomona sold two years ago to the Mayan Company was possibly registered at one time, but she can't think of the name of it.

Someone called out The Vault. Chair Martin agreed the Vault used to be registered.

Commissioner Kercheval thanked staff for the presentation. He stated he likes the historic signage piece and was wondering if staff could elaborate where they took their cues from. He stated he thinks it's a great idea in a sense of continuing in the fabric of our streetscape and improving it.

Senior Planner Khan replied some of the cues came from conversations with Downtown Pomona owners. He noted for the first time they have a new sign section specific to downtown. He shared he only highlighted the historic elements but there is also a new creative sign permit option, to be used if there a developer (on private property) wanted to put forward a new sign that doesn't quite meet any of Pomona's standards. He shared that developer could get a discretionary action from a Commission to review and approve. He noted there are now pathways to allow sandwich boards and A-frame signs that are currently prohibited. He stated it makes sense for downtown in terms of walkability and activating the street.

Commissioner Gomez asked about #3, The Armory right across from that is Memorial Park. She asked if staff had ideas of what to do to revitalize it or if it will be left the way it is.

Senior Planner Khan replied the mixed-use central business district with a mix of ground floor retail, residential, artist supportive uses, includes the Armory parcels and then Memorial Park. Staff are envisioning the Armory area being a part of this Central Business District in terms of a long-term vision for development and density. To the west of that where the trucking facility that currently exists and everything going to the south of it to Fourth Street staff envision long term a multi-family development with a range of different housing types that are lower density than everything east to it. He stated they don't have any specific plan for the Armory outlined in this, but the Armory would now be zoned mixed use central business district.

Commissioner Gomez shared she went by Memorial Park on Memorial Day after the Children Festival and what was disappointed by what she saw. She reported there was graffiti, things that shouldn't be there, some of the base on the flags needed paint, and people have etched on the Abyss. She commented on Memorial Day it should have been pristine or there should have been an activity to denote the recognition of what that day means to that area.

Chair Martin asked Development Services Director Gutierrez stated she will relay those comments to the Parks Department.

Commissioner Gomez replied the City has a lot of parks, but this is a park right is right in downtown. She shared she had an uncle that was killed in Korea that is on the memorial and was saddened to see. She asked to see a cultural item brought forward for people to get an understanding of what is in Pomona.

Commissioner Tomkins expressed concerns that the Downtown Specific Plan references the pre-1945 structures and stated that might require further analysis. She asked if the document would have to be amended if the City changes the Historic Preservation ordinance to expand that pre-1945 date or if they could be linked together.

Development Services Director Gutierrez replied ideally staff would do a minor amendment, but ultimately the Historic Preservation ordinance would supersede.

Commissioner Williams asked who is responsible for these the list of five principals. She commented she is glad to see this incorporated into the plan for the downtown, but is wondering if when it says that "any new development should consider incorporating the architectural principals of these houses..." (i.e. craftsman bungalows) if that is just a conversation with Planning.

Senior Planner Khan replied that's correct it would be a conversation when an applicant comes forward with a design concept that would require development plan review. He stated with respect to some of these other policies and implementation, the last chapter is where staff could identify responsible parties. He stated for the pre-1945 and the design principles the responsible party would be the Planning Division. He noted the Historic Preservation Commission or local historic groups would be responsible for implementing some of the other policies.



Commissioner Williams stated #4 states historical landmarks should be opened to the general public, however, she wants to know who is going to be doing that and planning those kinds of activities.

Development Services Director Gutierrez replied it would be the individual property owners. She stated it is a general emphasis policy to encourage that. She stated staff are trying to set the vision that the downtown be activated and lively. She noted staff want Pomona's historic resources to be available and this policy is setting that tone.

Commissioner Williams asked what kind of measures of accountability exists there if people do not comply with those things.

Senior Planner Khan replied the plan is broken into both standards and guidelines. The standards are the "shalls" and "musts" and those things require compliance and if one can't comply, they would need to seek a variance. He stated the guidelines are just guidelines to encourage at design review a back and forth conversation. He noted they are not a mandate the way a zoning code requirement is, however, it is important to include particularly in the placemaking chapter because when residents or stakeholders come forward wanting to do something downtown staff can point to the document for encouragement rather than the plan just being silent. He stated applicants would be held accountable to the standards not the guidelines.

Commissioner Gallivan shared staff they have received a lot of good press about the hopes for the City and when he sees the specific details it makes him very glad there is such a good staff right now.

Chair Martin thanked staff and reiterated they need to get the information about Second Street because she is shocked it is not in file.

Senior Planner Khan replied they will look at it. He noted part of tonight's purpose was getting those comments. He encouraged other comments between now and adoption.

Chair Martin confirmed the staff had the list of all the nationally registered sites.

Senior Planner Khan and Development Services Director Gutierrez replied yes.

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ADJOURNMENT:

Chair Martin adjourned the meeting at 9:40 p.m. to the next regularly scheduled meeting of the Historic Preservation Commission on July 3, 2019 at 6:30 p.m. in the City Council Chambers.

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Anita Gutierrez, AICP  
Development Services Director

Jessica Thorndike, Transcriber

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

November 27, 2019  
Job Number: 2449-002  
Peer Review for  
961 E. Phillips Boulevard  
Pomona, California 91766

**MEMORANDUM FOR THE RECORD**

2.6 2449-002.M01

TO: WF Construction, Inc.  
(Mr. Jim Moran)

FROM: Sapphos Environmental, Inc.  
(Ms. Carrie Chasteen)

SUBJECT: Peer Review for request for Major Certificate of  
Appropriate for 961 E. Phillips Boulevard, Pomona,  
California 91766

ATTACHMENTS: A. Resume of Key Personnel

## EXECUTIVE SUMMARY

At the request of WF Construction, Inc. (Mr. Jim Moran), Sapphos Environmental, Inc. has completed a peer review for the requested Major Certificate of Appropriateness (MAJCOA) required to support improvements for a property located at 961 E. Phillips Boulevard, Pomona (City), Los Angeles County, California (APN 8333-031-013). WF Construction, Inc. commissioned an independent third-party peer review of the property by a qualified architectural historian. Sapphos Environmental, Inc. architectural historian, Ms. Carrie Chasteen meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. This Memorandum for the Record documents the results of the peer review undertaken by Ms. Chasteen, which included a site visit conducted on May 2, 2019 to document the current conditions of the buildings located on the site and review of the staff report. Ms. Chasteen possesses a Master of Science in Historic Preservation and more than 17 years of experience in the field of cultural resources management.

At the time of the review undertaken by Sapphos Environmental, Inc. on May 2, 2019, four single-family residences were located on the single parcel. Of those four, two reflect the Craftsman, or California Bungalow, styles of architecture. In a 1993 survey, 949 E. Phillips Boulevard was rated as a "NA" and "R;" meaning the building does not contribute to the historic streetscape due to substantial alterations. 961 E. Phillips Boulevard was rated "N," meaning the building does not possess architectural character.<sup>1</sup> Based upon a review of the Historic Resource Inventory (2012) issued by the California Office of Historic Preservation, none of the properties have been previously evaluated in accordance with the criteria for surveys established in Public Resources Code (PRC) 5020.1.<sup>2</sup> Sapphos Environmental, Inc. reviewed the staff report prepared for the City of Pomona Historic Preservation Commission (HPC; April 3, 2019) for review of the requested MAJCOA. The HPC continued review of the requested MAJCOA with the request to staff to explore questions pertaining to the character-defining features of the residences. The HPC questions were primarily related to interior features of the building. It should be noted that California Environmental Quality Act (CEQA) does not regulate privately-owned interior spaces. Additionally, the City municipal code (Section 5809-13) only regulates the exterior of eligible and designated historic landmarks.

As a result of the site review, records search, and review of the staff report, the property and associated buildings located at 961 E. Phillips Boulevard in the City (APN 8333-031-013) are not historical resources pursuant to Section 15064.5(a) of the CEQA Guidelines. The historic building permits were reviewed at City Hall and ownership records were reviewed at the Los Angeles County Assessor. Research was conducted at the City Public Library and via online resources such as newspapers.com and ancestry.com. Based upon the site visit and research conducted for the peer review, the buildings and property are not associated with significant events, persons, are not known to be the work of a master and have been substantially altered and/or do not possess high artistic value. Therefore, the project would not result in a substantial adverse change to a historical resource (Section 15046.5(b) of the CEQA Guidelines). However, as a good faith measure and in an effort to be good neighbors, WF Construction, Inc. will provide the public an opportunity to salvage materials from the buildings located on the subject property.

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<sup>1</sup> Marsh, D. June 1993. City of Pomona: Historic Resource Inventory.

<sup>2</sup> California Office of Historic Preservation. 5 April 2012. "Directory of Properties in the Historic Property Data File for Los Angeles County." On file at the South Central Coastal Information Center, California State University, Fullerton.



## INTRODUCTION

At the request of WF Construction, Inc. (Mr. Jim Moran), a real estate development company, Sapphos Environmental, Inc. has completed a peer review for the requested Major Certificate of Appropriateness (MAJCOA) required to support improvements for a property located at 961 E. Phillips Boulevard, Pomona (City), Los Angeles County, California (APN 8333-031-013). Currently, four single-family residences are located on the single parcel. Of those four, two reflect the Craftsman, or California Bungalow, styles of architecture. In a 1993 survey, 949 E. Phillips Boulevard was rated as a “NA” and “R;” meaning the building does not contribute to the historic streetscape due to substantial alterations. 961 E. Phillips Boulevard was rated “N,” meaning the building does not possess architectural character.<sup>3</sup> Based upon a review of the Historic Resource Inventory (2012) issued by the California Office of Historic Preservation, none of the properties have been previously evaluated in accordance with the criteria for surveys established in Public Resources Code (PRC) 5020.1.<sup>4</sup> Sapphos Environmental, Inc. reviewed the staff report prepared for the City of Pomona Historic Preservation Commission (HPC; April 3, 2019) for review of the requested MAJCOA. The HPC continued review of the requested MAJCOA with the request to staff to explore questions pertaining to the character-defining features of the residences. The HPC questions were primarily related to interior features of the building. It should be noted that California Environmental Quality Act (CEQA) does not regulate privately-owned interior spaces. Additionally, the City municipal code (Section 5809-13) only regulates the exterior of eligible and designated historic landmarks. In response to the continuation, WF Construction, Inc. commissioned an independent third-party peer review of the property by a qualified architectural historian.

## REGULATORY FRAMEWORK

### National Historic Preservation Act of 1966

Enacted in 1966, the National Historic Preservation Act of 1966 (NHPA) declared a national policy of historic preservation and instituted a multifaceted program, administered by the National Parks Service, to encourage the achievement of preservation goals at the federal, state, and local levels. The NHPA authorized the expansion and maintenance of the NRHP, established the position of State Historic Preservation Officer and provided for the designation of State Review Boards, set up a mechanism to certify local governments to carry out the purposes of the NHPA, assisted Native American tribes to preserve their cultural heritage, and created the Advisory Council on Historic Preservation (ACHP). Section 106 of the NHPA states that federal agencies with direct or indirect jurisdiction over federally funded, assisted, or licensed undertakings must take into account the effect of the undertaking on any historic property that is included in, or eligible for inclusion in, the NRHP, and that the ACHP must be afforded an opportunity to comment, through a process outlined in the ACHP regulations at 36 Code of Federal Regulations (CFR) Part 800, on such undertakings. The NHPA created the National Register of Historic Places (NRHP).

### *National Register of Historic Places*

The NRHP was established by the NHPA of 1966 as “an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the Nation’s cultural

<sup>3</sup> Marsh, D. June 1993. City of Pomona: Historic Resource Inventory.

<sup>4</sup> California Office of Historic Preservation. 5 April 2012. “Directory of Properties in the Historic Property Data File for Los Angeles County.” On file at the South Central Coastal Information Center, California State University, Fullerton.

resources and to indicate what properties should be considered for protection from destruction or impairment.” The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: It is associated with the lives of persons who are significant in our past.

Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.

Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history.

Cemeteries, birthplaces, or graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, moved historic buildings, and properties that are primarily commemorative in nature are not considered eligible for the NRHP unless they satisfy certain conditions. In general, a resource must be at least 50 years of age to be considered for the NRHP, unless it satisfies a standard of exceptional importance. Properties listed in the NRHP are automatically listed in the California Register of Historical Resources (CRHR).

According to *National Register Bulletin No. 15*, “to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity.” Integrity is defined in *National Register Bulletin No. 15* as “the ability of a property to convey its significance.”<sup>5</sup> Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: location, design, setting, materials, workmanship, feeling, and association.

## California Environmental Quality Act

Pursuant to CEQA, a *historical resource* is a resource listed in, or eligible for listing in, the CRHR. In addition, resources included in a local register of historic resources or identified as significant in a local survey conducted in accordance with state guidelines are also considered historic resources under CEQA, unless a preponderance of the facts demonstrates otherwise. According to CEQA, the fact that a resource is not listed in or determined eligible for listing in the CRHR or is not included in a local register or survey shall not preclude a Lead Agency, as defined by CEQA, from determining that the resource may be a historic resource as defined in California Public Resources Code Section 5024.1.

<sup>5</sup> National Park Service, U.S. Department of the Interior. 2017. “How to Apply the National Register Criteria for Evaluation.” *National Register Bulletin No. 15*. Available at: <https://www.nps.gov/nr/publications/bulletins/nrb15/>





## **California Register of Historical Resources**

Created in 1992<sup>6</sup> and implemented in 1998, the CRHR is “an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.” Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks (CHLs) numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historic resources surveys, or designated by local landmarks programs may be nominated for inclusion in the CRHR. A resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

- Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- Criterion 2: It is associated with the lives of persons important in our past.
- Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.
- Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory.

Resources nominated to the CRHR must retain enough of their historic character or appearance to be recognizable as historic resources and to convey the reasons for their significance. It is possible that a resource whose integrity does not satisfy NRHP criteria may still be eligible for listing in the CRHR. A resource that has lost its historic character or appearance may still have sufficient integrity for the CRHR if, under Criterion 4, it maintains the potential to yield significant scientific or historical information or specific data. Resources that have achieved significance within the past 50 years also may be eligible for inclusion in the CRHR, provided that enough time has lapsed to obtain a scholarly perspective on the events or individuals associated with the resource.<sup>7</sup>

Section 4852(C) of the California Code of Regulations<sup>8</sup> defines integrity as follows:

*Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described in section 4852(b) of this chapter and retain enough of their historic character or appearance to be recognizable as historical resources and to*

<sup>6</sup> Public Resources Code 5024.1

<sup>7</sup> Office of Historic Preservation, California State Parks. n.d. “Technical Assistance Bulletin 6: California Register and National Register, A Comparison (for purposes of determining eligibility for the California Register).” Available at: [www.ohp.parks.ca.gov](http://www.ohp.parks.ca.gov)

<sup>8</sup> Office of Historic Preservation, California State Parks. 1999. *California State Law and Historic Preservation*, 4853(c), p. 66.

convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

## **POMONA MUNICIPAL CODE SECTION 5809-13.D**

Historic Landmark Designation Criteria. For the purposes of this section, an improvement, natural feature, or site may be designated an historic landmark by the historic preservation commission and city council and any area within the city of Pomona may be designated an historic district pursuant to subsection E of this section, if the building or majority of buildings (in a district) are 50 or more years old or of exceptional quality if less than 50 years old, and it meets one or more of the following criteria:

1. It exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. It is identified with persons or events significant in local, state, or national history;
3. 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;
4. It contributes 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 which contribute to each other and are unified aesthetically by plan or physical development;
5. It is the work of a notable builder, designer, landscape designer or architect;
6. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Pomona;
7. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;
8. It is similar to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;
9. 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;
10. It is one of the few remaining examples in the city of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

## **METHODS**

WF Construction, Inc. commissioned an independent third-party peer review of the property by a qualified architectural historian. Sapphos Environmental, Inc. architectural historian, Ms. Carrie Chasteen meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. This Memorandum for the Record documents the results of the peer review undertaken by Ms. Chasteen, which included a site visit conducted on May 2, 2019 to document the current conditions of the buildings located on the site and review of the staff report. Ms. Chasteen possesses a Master of Science in Historic Preservation and more

than 17 years of experience in the field of cultural resources management (Attachment A, *Resume of Key Personnel*).

The peer review consisted of a review of historic records and publicly available archival material, review of the staff report, and a site visit to assess the history and character of the property in relation to criteria for listing in the NRHP, the CRHR, and the protection pursuant to the City Municipal Code: relation to significant events, persons, work of a master, possess high artistic value, and possess integrity of design, materials, workmanship, feeling, association, location, and setting. The historic building permits were reviewed at City Hall and ownership records were reviewed at the Los Angeles County Assessor. Research was conducted at the City Public Library and via online resources such as newspapers.com and ancestry.com. The staff report presented the current conditions of the buildings on the subject property, provided a summary of the information available for the subject property, and recommended the subject property is ineligible for listing in federal, state, or local historical registers. Sapphos Environmental, Inc. conducted a site visit on May 2, 2019 to document the current condition of the buildings located on the subject property and conducted research to verify the staff report recommendations.

## PROPERTY HISTORY

Based on a review on previous occupants and owners of this property as recorded by the Los Angeles County Assessor, the property has had multiple owners and occupants between 1921 and 2018. (Table 1, *Summary of Ownership History, 961 E. Phillips Boulevard*). None of the persons associated with this property are noted as having made demonstrably significant contributions to the history of the nation, state, or region.

**TABLE 1  
SUMMARY OF OWNERSHIP HISTORY  
961 E. PHILLIPS BOULEVARD**

Book	Page	Year Range	Owner Name
341	26	1919–1926	Francis M. Diehl
341	27	1926–1932	Francis M. Diehl
341	35	1932–1939	Francis M. Diehl Roger H. Diehl Arthur Sharpe
341	55	1939–1950	Arthur J. Shape Fred Krumpeck John H. Fyock John and Bess Fyock Luther M. and Cecil W. Angel
341	35	1951–1955	Luther and Cecil Angel Lucy Schmaelzle
341	35	1956–1960	Luch Schmaelzle Roscoe M. and Nettie Hoover
		1996*	Alan and Jean Oleson
		1997*	Kircher Family Partners
		2004*	Marco and Sandra Solis
		2007*	Yu Lin Ching
		2012*	Ching Yu Lin
		2018*	Qiuying Liu

\*Denotes information available at the Los Angeles County Assessor public counter.

Francis Diehl was a farmer and poultry breeder who was born in Ohio circa 1852.<sup>9,10</sup> Roger Diehl was a mechanic who was born in Iowa circa 1887.<sup>11</sup> Arthur Sharpe was a salesman.<sup>12</sup> John Fyock was a tile worker.<sup>13</sup> Bessie Fyock was born in Nebraska circa 1890 and was a homemaker.<sup>14</sup> Luther Angel was a guard.<sup>15</sup> Lucy Schmaelzle was born in Tennessee circa 1900 and worked a cook.<sup>16</sup> Roscoe Hoover was a salesman.<sup>17</sup> Nettie Hoover was born in Missouri circa 1908 and did not work outside the home.<sup>18</sup> No information was available pertaining to Fred Krumpeck, Cecil Angel, Alan and Jean Oleson, Marco and Sandra Solis, Yu Lin Ching, and Ching Yu Lin. Quiying Liu is the current owner of the property.

Additional information on previous occupants as identified in City directories was summarized in the staff report.

A review of the historic building permits on file with the City demonstrates that there have been 12 building permits issued, including at least 5 that have affected the exteriors of the buildings (Table 2, *Summary of Building Permits, 961 E. Phillips Boulevard*).

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<sup>9</sup> Ancestry.com. Year: 1930; Census Place: *Pomona, Los Angeles, California*; Page: 3A; Enumeration District: 1460; FHL microfilm: 2339909.

<sup>10</sup> Pomona City Directory, 1926.

<sup>11</sup> Ancestry.com. Year: 1920; Census Place: *Los Angeles Assembly District 75, Los Angeles, California*; Roll: T625\_115; Page: 13A; Enumeration District: 452.

<sup>12</sup> Ancestry.com. 2011. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

<sup>13</sup> Ancestry.com. 2011. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

<sup>14</sup> Ancestry.com. Year: 1930; Census Place: *North Campbell, Greene, Missouri*; Page: 12B; Enumeration District: 0053; FHL microfilm: 2340924.

<sup>15</sup> Ancestry.com. 2011. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

<sup>16</sup> Ancestry.com. Year: 1930; Census Place: *Belleville, San Bernardino, California*; Page: 5B; Enumeration District: 0006; FHL microfilm: 2339922.

<sup>17</sup> Ancestry.com. Year: 1940; Census Place: *San Jose, Los Angeles, California*; Roll: m-t0627-00255; Page: 62B; Enumeration District: 19-730.

<sup>18</sup> Ancestry.com. Year: 1940; Census Place: *San Jose, Los Angeles, California*; Roll: m-t0627-00255; Page: 62B; Enumeration District: 19-730.

**TABLE 2  
SUMMARY OF BUILDING PERMITS  
961 E. PHILLIPS BOULEVARD**

<b>E. Phillips Property Address</b>	<b>Permit No.</b>	<b>Date</b>	<b>Scope of Work</b>
961	1584	1/18/1927	Construct cesspool
961	6392	8/24/1936	Add to rooms to frame building
961	9461	4/22/1940	Add storeroom
961	26917	3/25/1954	Install three windows in frame dwelling
961	61443	12/17/1986	Demolish existing garage and porch on existing house and shed.
961	P96-0117	3/20/1996	Bathroom remodel
961	B96-0336	7/14/1996	Window replacement
961	B13-0161	3/7/2013	Construct patio cover
955	31238	12/14/1956	Move frame dwelling <u>from 803 E. 3<sup>rd</sup> Street</u> . Install on foundation.
953	30754	8/20/1956	Move 1-story stucco house from Monte Vista.* Install foundation and minor repairs.
953	P96-0122	3/25/1996	Install shower
949	30280	5/8/1956	Move frame dwelling <u>from 2965 S. East End Avenue</u> . Install foundation and porch slab

\* Based upon a review of the Sanborn fire insurance maps (June 1928–September 1950),<sup>19</sup> there was not a street named “Monte Vista” in Pomona as late as 1950. However, S. Mountain View Avenue is located between Grand Avenue and Phillips Boulevard, and it is assumed the residence was moved from the only block of this street located in eastern Pomona and south of Interstate 10 (I-10).

The original building permits were not available. It is unknown if the buildings were designed by architects or constructed by significant builders. The residence located at 961 E. Phillips Boulevard is the original residence on the subject property; 955, 953, and 949 E. Phillips Boulevard were moved to the subject property in 1956. The original setting of the moved buildings is largely residential based upon a review of current aerial photographs. The buildings were not located within the path of Interstate 10 (I-10), which opened on November 16, 1954, in Pomona.<sup>20</sup> Based upon a review of available literature, there is no apparent reason why the buildings were relocated; however, it is assumed they were moved to maximize density on a large parcel.

<sup>19</sup> Sanborn Map Company. June 1928 – September 1950, Pomona, Index Map.

<sup>20</sup> Cahighways.org. 2020. “Pre 1964 Signage History.” Available at: <https://www.cahighways.org/009-016.html#010>



## DESCRIPTION

### ***961 E. Phillips Boulevard***

The 1-story Craftsman, or California Bungalow, is 'L'-shaped in plan. The cross-gabled roof is clad in composition shingles. The exterior walls are clad in horizontal wood clapboard siding. The windows have been replaced with vinyl and aluminum sliding units. The building is in poor condition due to deferred maintenance (Figure 1, *View of Primary Façade*).



**Figure 1. View of Primary Façade**  
SOURCE: Sapphos Environmental, Inc., 2019

A rear covered patio addition was constructed in 2013 (Figure 2, *View of Rear Façade*).



**Figure 2. View of Rear Façade**  
SOURCE: Sapphos Environmental, Inc., 2019

The interior of the building has been substantially altered and no historic fabric is extant (Figure 3, *Interior View*).



**Figure 3. Interior View**  
SOURCE: Sapphos Environmental, Inc., 2019

### **955 E. Phillips Boulevard**

The 1-story building has been substantially altered and no longer reflects a style of architecture. The building is rectangular in plan. The exterior walls are clad in rough textured stucco, which is an alteration. The windows were replaced with vinyl sliding units. The building is in poor condition due to deferred maintenance (Figure 4, *View of Primary and Secondary Façades*).





**Figure 4. View of Primary and Secondary Façades**  
SOURCE: Sapphos Environmental, Inc., 2019

The porch on the northern façade is an alteration and spans the entire façade (Figure 5, *Detail of Porch Alterations*).



**Figure 5. Detail of Porch Alterations**  
SOURCE: Sapphos Environmental, Inc., 2019

The historic fabric of the interior of the building is generally extant. Historic fabric includes built-in cabinets, battered wood columns, and a tiled fireplace mantel and hearth. The wood features are common to the Craftsman style of architecture; however, they have been painted destroying the wood grain and are ubiquitous. The tile appears to date to the 1920s; however, it does not appear to be Batchelder or similar tile due to lack of ornamental detail and variation of color (Figure 6, *Interior View*).



**Figure 6. Interior View**  
SOURCE: *Sapphos Environmental, Inc.*, 2019

### ***953 E. Phillips Boulevard***

The 1-story Tudor cottage is generally rectangular in plan. The cross-gabled roof with partial boxed eaves is clad in composition shingles. The exterior walls are clad in stucco. False timbering, although painted to match, accents the gables. The one-over-one wood sash windows appear to be original. The building is in poor condition due to deferred maintenance (Figure 7, *View of Primary Façade*).



**Figure 7. View of Primary Façade**  
SOURCE: *Sapphos Environmental, Inc.*, 2019



The secondary façades generally match the primary façade in terms of design and materials. However, evidence of window removal and change of window openings is present (Figure 8, *View of Secondary Façades*).



**Figure 8. View of Secondary Façades**  
SOURCE: *Sapphos Environmental, Inc., 2019*

Access to the interior of the building was not granted at the time of the site visit. However, the historic tile fireplace mantel and hearth are known to exist and appear to be Batchelder tile. Ernest Batchelder produced tile in Pasadena from 1910 through the 1930s.<sup>21</sup> Although Batchelder tile is generally considered to be a significant feature, privately-owned interior spaces and features are not regulated by CEQA or the City Municipal Code (Figure 9, *Interior View of Fireplace*).



**Figure 9. Interior View of Fireplace**  
SOURCE: *Great Wall Reality, 2019*

<sup>21</sup> Pasadena History Museum. "Batchelder Tile Registry." Available at: <https://pasadenahistory.org/research-and-collections/batchelder-registry/>

### **949 E. Phillips Boulevard**

The 1-story Craftsman, or California Bungalow, residence is rectangular in plan. The front-gabled roof, accented with barge board and brackets, is clad in composition shingles. The exterior walls are clad in horizontal wood clapboard siding. The one-over-one, fixed-pane with diamond-pane transom, and casement with diamond-panes wood windows appear to be original. However, these window types are common to Craftsman and are ubiquitous. The concrete block foundation that was constructed when the building was moved to this site is visible (Figure 10, *Primary Façade*).



**Figure 10. Primary Façade**  
SOURCE: Sapphos Environmental, Inc., 2019

A rear addition was constructed at an unknown date (Figure 11, *Rear Façade*).



**Figure 11. Rear Façade**  
SOURCE: Sapphos Environmental, Inc., 2019



The historic fabric of the interior of the building is generally extant; however, rooms have been reconfigured and added. Historic fabric includes built-in cabinets and wall paneling. The wood features are common to the Craftsman style of architecture; however, they have been painted destroying the wood grain and are ubiquitous (Figure 12, *Interior View*).



**Figure 12. Interior View**

SOURCE: Sapphos Environmental, Inc., 2019

## EVALUATION

The following table summarizes the buildings' ability to convey significance and integrity (Table 3, *Eligibility Criteria*).

**TABLE 3**  
**ELIGIBILITY CRITERIA**

	<u>949 Phillips Blvd.</u>	<u>953 Phillips Blvd.</u>	<u>955 Phillips Blvd.</u>	<u>961 Phillips Blvd.</u>
<b><u>NRHP</u></b>				
<u>Criterion A</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Criterion B</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Criterion C</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Criterion D</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<b><u>CRHR</u></b>				
<u>Criterion 1</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Criterion 2</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Criterion 3</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Criterion 4</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<b><u>POMONA MUNICIPAL CODE SECTION 5809-13.D</u></b>				
<u>Criterion 1</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Criterion 2</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Criterion 3</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Criterion 4</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Criterion 5</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Criterion 6</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Criterion 7</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Criterion 8</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Criterion 9</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Criterion 10</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<b><u>INTEGRITY</u></b>				
<u>Location</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>Yes</u>
<u>Design</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Setting</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Materials</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Workmanship</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Feeling</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Association</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>

The original residence (961 E. Phillips Boulevard) was constructed prior to 1927, when the first extant building permit was issued. The Craftsman style of architecture was popular from approximately 1900 to 1930 and the construction of the building likely dates to 1910 as noted in the Los Angeles County Assessor records. This is the period when the California citrus industry flourished, which gave Pomona an economic lead in the area. Many residences were constructed during this period of economic boom. However, the subject property does not have a specific association in the residential development of Pomona in the early 1900s. Therefore, the subject property is ineligible for listing in the NRHP, CRHR, and City historic landmark designation pursuant to Criterion A/1/1. Additionally, the subject property is ineligible for City historic landmark pursuant to Criteria 4, 7, and 9.

Persons who made demonstrably significant contributions to the history of the nation, state, or region are not known to be associated with the subject properties. Therefore, the subject property is ineligible for listing in the NRHP, CRHR, and City historic landmark designation pursuant to Criterion B/2/2.

The Craftsman and Tudor Cottage are not known to be the work of a master. Additionally, they are common and low-style examples of those styles of architecture found throughout the City and Los Angeles County, and do not possess high artistic value and do not embody the distinctive characteristics of these types, periods, or methods of construction. Because the buildings on the subject property do not convey architectural values and do not retain integrity, they are not eligible for consideration in the NRHP Criteria Consideration B for moved properties (~~955, 953, and 949~~ 949, 953, and 955 E. Phillips Boulevard). Therefore, the subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion C/3/3. Additionally, the subject property is ineligible for City historic landmark designation pursuant to Criteria ~~3~~, 4, 5, 6, 7, 8, and 10.

The buildings were constructed using common materials and techniques and are not expected to yield important information to history. Therefore, the subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion D/4.

949, 953, and 955 E. Phillips Boulevard were moved to the current site in 1956 and do not retain integrity of location. Additionally, these buildings do not retain integrity in setting as a result of the relocation. 961 E. Phillips Boulevard has not been moved and does retain integrity of location. However, 961 E. Phillips Boulevard does not retain integrity of setting because it was originally a single building located at the southeast corner of a large vacant parcel that has been infilled with three additional residential buildings. All four buildings have been substantially altered and do not retain integrity of design, materials, and workmanship as a result of alteration of materials, additions, and changes in footprint. Lastly, the relocation of three residences and substantial alterations dramatically and negatively impact the property's integrity of feeling and association.

Therefore, the buildings and property are not historical resources pursuant to Section 15064.5(a) of the CEQA Guidelines. Therefore, the project would not result in a substantial adverse change to a historical resource (Section 15046.5(b) of the CEQA Guidelines).

## MANAGEMENT RECOMMENDATIONS

Although the buildings located on the subject property do not qualify for consideration as historical resources pursuant to Section 15064.5(a) of the CEQA Guidelines, as a good faith measure and to be good neighbors, WF Construction, Inc. will provide the public an opportunity to salvage materials from the buildings located on the subject property.

## CONCLUSION

Sapphos Environmental Inc. has determined that the buildings located on the subject property are ineligible for inclusion in the NRHP, CRHR, and for City historic landmark designation, and are therefore not historical resources pursuant to Section 15064.5(a) of the CEQA Guidelines. Demolition of the buildings would not result in a substantial adverse change to historical resources pursuant to Section 15064.5(b) of the CEQA Guidelines. However, as a good faith measure and to be good neighbors, WF Construction, Inc. will provide the public an opportunity to salvage materials from the buildings located on the subject property.

Should there be any questions regarding the information contained in this MFR, please contact Ms. Carrie Chasteen at (626) 683-3547, extension 102.

***ATTACHMENT A***  
***RESUME OF KEY PERSONNEL***

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505 S. Garey Ave  
Pomona, CA 91766

# City of Pomona

## Historic Preservation Commission

### Action Agenda

*Chairperson Alice R. Gomez*  
*Vice-Chairperson Ann Tomkins*  
*Commissioner Debra Martin*  
*Commissioner Tamara Gonzalez*  
*Commissioner Jennifer Williams*  
*Commissioner James Gallivan*  
*Commissioner Jim Kercheval*

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Wednesday, January 15, 2020

6:30 PM

Council Chambers

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#### **CALL TO ORDER**

Chairperson Gomez called the Historic Preservation Commission meeting to order at 6:31 p.m.

#### **PLEDGE OF ALLEGIANCE**

Commissioner Martin led the Pledge of Allegiance.

#### **ROLL CALL**

Present: Chairperson Alice R. Gomez  
Vice-Chairperson Ann Tomkins  
Commissioner Debra Martin  
Commissioner Tamara Gonzalez  
Commissioner Jennifer Williams (arrived at 6:32 p.m.)  
Commissioner James Gallivan  
Commissioner Jim Kercheval

Absent: None

Staff Present: Anita D. Gutierrez, Development Services Director  
Gustavo N. Gonzalez, Planning Manager  
Alina Barron, Assistant Planner  
Eunice Im, Assistant Planner  
Chris Diggs, Water Resources Manager  
Michael Sledd, Parks and Facilities Manager

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**Public Hearing Items:****1. Major Certificate of Appropriateness (MAJCOA 12883-2019).**

**Location:** 877 W. Grand Avenue

**Request:** The applicant requests to demolish a single-family dwelling, detached garage, and poultry house within the Medium Density Multiple-Family Residential Zone (R-3), east of S. White Avenue and south of 11<sup>th</sup> Street.

**Environmental Determination:** Per the California Environmental Quality Act (CEQA), no environmental determination is required for projects that are rejected or disapproved by a public agency.

**Resolution No. 20-001**

**A motion was made by Commissioner Martin, seconded by Commissioner Gonzalez, carried by 6 “yes” votes and 1 “no” vote (6-1-0-0) to deny MAJCOA 12883-2019 to allow the demolition of the structures on the property and to preserve all three structures: single-family dwelling, garage and poultry house.**

Commissioner Tomkins - no; Commissioner Martin - yes; Commissioner Gonzalez - yes; Commissioner Williams - yes; Commissioner Gomez - yes; Commissioner Gallivan - yes; Commissioner Kercheval - yes.

**OPPOSITION:** None

**IN SUPPORT:** The applicant spoke in support of the project.

**DISCUSSION TIME:** 32 minutes (6:25 p.m. to 6:57 p.m.)

**2. Major Certificate of Appropriateness (MAJCOA-11397-2019)**

**Location:** 961 E. Phillips Boulevard

**Request:** The applicant requests to demolish four (4) pre-1945 single-family residences within the R-2 Low Density Multiple Family Zone with an S-Overlay.

**Environmental Determination:** Per the California Environmental Quality Act (CEQA), no environmental determination is required for projects that are rejected or disapproved by a public agency.



**Resolution No. 20-002**

**A motion was made by Commissioner Martin, seconded by Commissioner Gallivan, carried by a unanimous vote of the members present (7-0-0-0) to deny MAJCOA 11397-2019 to allow the demolition of all four houses, but allowed the moving of existing homes on site to allow additional density/units on the property.**

Commissioner Tomkins - yes; Commissioner Martin - yes; Commissioner Gonzalez - yes; Commissioner Williams - yes; Commissioner Gomez - yes; Commissioner Gallivan - yes; Commissioner Kercheval - yes.

**OPPOSITION:** None

**IN SUPPORT:** The applicant spoke in support of the project.

**DISCUSSION TIME:** 55 minutes (6:58 p.m. to 7:53 p.m.)

**3. Major Certificate of Appropriateness (MAJCOA 12537-2019)**

**Location:** 650 W. Grand Avenue

**Request:** The applicant requests to demolish a pre-1945 single-family residence within the R-2-PD Low Density Multiple Family and Planned Development (PD) Overlay Zones.

**Environmental Determination:** The Historic Preservation Commission determined that the proposed action is Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facilities).

**Resolution No. 20-003**

**A motion was made by Commissioner Gonzalez, seconded by Commissioner Martin, carried by a unanimous vote of the members present (7-0-0-0) to approve MAJCOA 12537-2019 to allow demolition of the non-original portion of structure only and allow the structure to be moved, if necessary, to the side or front of the property but not the back with recommendation to keep original features.**

Commissioner Tomkins - yes; Commissioner Martin - yes; Commissioner Gonzalez - yes; Commissioner Williams - yes; Commissioner Gomez - yes; Commissioner Gallivan - yes; Commissioner Kercheval – yes.

**OPPOSITION:** None

**IN SUPPORT:** The applicant spoke in support of the project.

**DISCUSSION TIME:** 56 minutes (7:54 p.m. to 8:50 p.m.)

## **Adjournment**

The Historic Preservation meeting was adjourned by Chairperson Gomez at 10:33 p.m. to the next regularly scheduled meeting of February 5, 2020 at 6:30 p.m. in the City Council Chambers.

Respectfully submitted,

Anita D. Gutierrez, AICP  
Development Services Director

Prepared by,

Miroslava Poursanae  
Administrative Assistant

May 9, 2019  
Job Number: 2449-002  
Peer Review for  
961 E. Phillips Boulevard  
Pomona, California 91766

**MEMORANDUM FOR THE RECORD**

2.6 2449-002.M01

TO: WF Construction, Inc.  
(Mr. Jim Moran)

FROM: Sapphos Environmental, Inc.  
(Ms. Carrie Chasteen)

SUBJECT: Peer Review for request for Major Certificate of  
Appropriate for 961 E. Phillips Boulevard, Pomona,  
California 91766

ATTACHMENTS: A. Resume of Key Personnel

**Corporate Office:**

430 North Halstead Street  
Pasadena, CA 91107  
**TEL** 626.683.3547  
**FAX** 626.628.1745

**Billing Address:**

P.O. Box 655  
Sierra Madre, CA 91025

**Web site:**

[www.sapphosenvironmental.com](http://www.sapphosenvironmental.com)

## EXECUTIVE SUMMARY

At the request of WF Construction, Inc. (Mr. Jim Moran), Sapphos Environmental, Inc. has completed a peer review for the requested Major Certificate of Appropriateness (MAJCOA) required to support improvements for a property located at 961 E. Phillips Boulevard, Pomona (City), Los Angeles County, California (APN 8333-031-013). WF Construction, Inc. commissioned an independent third-party peer review of the property by a qualified architectural historian. Sapphos Environmental, Inc. architectural historian, Ms. Carrie Chasteen meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. This Memorandum for the Record documents the results of the peer review undertaken by Ms. Chasteen, which included a site visit conducted on May 2, 2019 to document the current conditions of the buildings located on the site and review of the staff report. Ms. Chasteen possesses a Master of Science in Historic Preservation and more than 17 years of experience in the field of cultural resources management.

At the time of the review undertaken by Sapphos Environmental, Inc. on May 2, 2019, four single-family residences were located on the single parcel. Of those four, two reflect the Craftsman, or California Bungalow, styles of architecture. In a 1993 survey, 949 E. Phillips Boulevard was rated as a "NA" and "R;" meaning the building does not contribute to the historic streetscape due to substantial alterations. 961 E. Phillips Boulevard was rated "N," meaning the building does not possess architectural character.<sup>1</sup> Based upon a review of the Historic Resource Inventory (2012) issued by the California Office of Historic Preservation, none of the properties have been previously evaluated in accordance with the criteria for surveys established in Public Resources Code (PRC) 5020.1.<sup>2</sup> Sapphos Environmental, Inc. reviewed the staff report prepared for the City of Pomona Historic Preservation Commission (HPC; April 3, 2019) for review of the requested MAJCOA. The HPC continued review of the requested MAJCOA with the request to staff to explore questions pertaining to the character-defining features of the residences. The HPC questions were primarily related to interior features of the building. It should be noted that California Environmental Quality Act (CEQA) does not regulate privately-owned interior spaces. Additionally, the City municipal code (Section 5809-13) only regulates the exterior of eligible and designated historic landmarks.

As a result of the site review, records search, and review of the staff report, the property and associated buildings located at 961 E. Phillips Boulevard in the City (APN 8333-031-013) are not historical resources pursuant to Section 15064.5(a) of the CEQA Guidelines. The historic building permits were reviewed at City Hall and ownership records were reviewed at the Los Angeles County Assessor. Research was conducted at the City Public Library and via online resources such as newspapers.com and ancestry.com. Based upon the site visit and research conducted for the peer review, the buildings and property are not associated with significant events, persons, are not known to be the work of a master and have been substantially altered and/or do not possess high artistic value. Therefore, the project would not result in a substantial adverse change to a historical resource (Section 15046.5(b) of the CEQA Guidelines). However, as a good faith measure and in an effort to be good neighbors, WF Construction, Inc. will provide the public an opportunity to salvage materials from the buildings located on the subject property.

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<sup>1</sup> Marsh, D. June 1993. City of Pomona: Historic Resource Inventory.

<sup>2</sup> California Office of Historic Preservation. 5 April 2012. "Directory of Properties in the Historic Property Data File for Los Angeles County." On file at the South Central Coastal Information Center, California State University, Fullerton.

## INTRODUCTION

At the request of WF Construction, Inc. (Mr. Jim Moran), a real estate development company, Sapphos Environmental, Inc. has completed a peer review for the requested Major Certificate of Appropriateness (MAJCOA) required to support improvements for a property located at 961 E. Phillips Boulevard, Pomona (City), Los Angeles County, California (APN 8333-031-013). Currently, four single-family residences are located on the single parcel. Of those four, two reflect the Craftsman, or California Bungalow, styles of architecture. In a 1993 survey, 949 E. Phillips Boulevard was rated as a "NA" and "R;" meaning the building does not contribute to the historic streetscape due to substantial alterations. 961 E. Phillips Boulevard was rated "N," meaning the building does not possess architectural character.<sup>3</sup> Based upon a review of the Historic Resource Inventory (2012) issued by the California Office of Historic Preservation, none of the properties have been previously evaluated in accordance with the criteria for surveys established in Public Resources Code (PRC) 5020.1.<sup>4</sup> Sapphos Environmental, Inc. reviewed the staff report prepared for the City of Pomona Historic Preservation Commission (HPC; April 3, 2019) for review of the requested MAJCOA. The HPC continued review of the requested MAJCOA with the request to staff to explore questions pertaining to the character-defining features of the residences. The HPC questions were primarily related to interior features of the building. It should be noted that California Environmental Quality Act (CEQA) does not regulate privately-owned interior spaces. Additionally, the City municipal code (Section 5809-13) only regulates the exterior of eligible and designated historic landmarks. In response to the continuation, WF Construction, Inc. commissioned an independent third-party peer review of the property by a qualified architectural historian.

## REGULATORY FRAMEWORK

### National Historic Preservation Act of 1966

Enacted in 1966, the National Historic Preservation Act of 1966 (NHPA) declared a national policy of historic preservation and instituted a multifaceted program, administered by the National Parks Service, to encourage the achievement of preservation goals at the federal, state, and local levels. The NHPA authorized the expansion and maintenance of the NRHP, established the position of State Historic Preservation Officer and provided for the designation of State Review Boards, set up a mechanism to certify local governments to carry out the purposes of the NHPA, assisted Native American tribes to preserve their cultural heritage, and created the Advisory Council on Historic Preservation (ACHP). Section 106 of the NHPA states that federal agencies with direct or indirect jurisdiction over federally funded, assisted, or licensed undertakings must take into account the effect of the undertaking on any historic property that is included in, or eligible for inclusion in, the NRHP, and that the ACHP must be afforded an opportunity to comment, through a process outlined in the ACHP regulations at 36 Code of Federal Regulations (CFR) Part 800, on such undertakings. The NHPA created the National Register of Historic Places (NRHP).

### *National Register of Historic Places*

The NRHP was established by the NHPA of 1966 as "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."

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<sup>3</sup> Marsh, D. June 1993. City of Pomona: Historic Resource Inventory.

<sup>4</sup> California Office of Historic Preservation. 5 April 2012. "Directory of Properties in the Historic Property Data File for Los Angeles County." On file at the South Central Coastal Information Center, California State University, Fullerton.

The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: It is associated with the lives of persons who are significant in our past.

Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.

Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history.

Cemeteries, birthplaces, or graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, moved historic buildings, and properties that are primarily commemorative in nature are not considered eligible for the NRHP unless they satisfy certain conditions. In general, a resource must be at least 50 years of age to be considered for the NRHP, unless it satisfies a standard of exceptional importance. Properties listed in the NRHP are automatically listed in the California Register of Historical Resources (CRHR).

### **California Environmental Quality Act**

Pursuant to CEQA, a *historical resource* is a resource listed in, or eligible for listing in, the CRHR. In addition, resources included in a local register of historic resources or identified as significant in a local survey conducted in accordance with state guidelines are also considered historic resources under CEQA, unless a preponderance of the facts demonstrates otherwise. According to CEQA, the fact that a resource is not listed in or determined eligible for listing in the CRHR or is not included in a local register or survey shall not preclude a Lead Agency, as defined by CEQA, from determining that the resource may be a historic resource as defined in California Public Resources Code Section 5024.1.

### **California Register of Historical Resources**

Created in 1992<sup>5</sup> and implemented in 1998, the CRHR is “an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.” Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks (CHLs) numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historic resources surveys, or designated by local landmarks programs may be nominated for inclusion in the CRHR. A resource,

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<sup>5</sup> Public Resources Code 5024.1



either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Criterion 2: It is associated with the lives of persons important in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.

Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory.

Resources nominated to the CRHR must retain enough of their historic character or appearance to be recognizable as historic resources and to convey the reasons for their significance. It is possible that a resource whose integrity does not satisfy NRHP criteria may still be eligible for listing in the CRHR. A resource that has lost its historic character or appearance may still have sufficient integrity for the CRHR if, under Criterion 4, it maintains the potential to yield significant scientific or historical information or specific data. Resources that have achieved significance within the past 50 years also may be eligible for inclusion in the CRHR, provided that enough time has lapsed to obtain a scholarly perspective on the events or individuals associated with the resource.<sup>6</sup>

#### **POMONA MUNICIPAL CODE SECTION 5809-13.D**

Historic Landmark Designation Criteria. For the purposes of this section, an improvement, natural feature, or site may be designated an historic landmark by the historic preservation commission and city council and any area within the city of Pomona may be designated an historic district pursuant to subsection E of this section, if the building or majority of buildings (in a district) are fifty (50) or more years old or of exceptional quality if less than fifty (50) years old, and it meets one or more of the following criteria:

1. It exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. It is identified with persons or events significant in local, state, or national history;
3. 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;
4. It contributes 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 which contribute to each other and are unified aesthetically by plan or physical development;
5. It is the work of a notable builder, designer, landscape designer or architect;
6. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Pomona;

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<sup>6</sup> Office of Historic Preservation, California State Parks. n.d. "Technical Assistance Bulletin 6: California Register and National Register, A Comparison (for purposes of determining eligibility for the California Register)." Available at: [www.ohp.parks.ca.gov](http://www.ohp.parks.ca.gov)

7. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;
8. It is similar to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;
9. 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;
10. It is one of the few remaining examples in the city of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

## METHODS

WF Construction, Inc. commissioned an independent third-party peer review of the property by a qualified architectural historian. Sapphos Environmental, Inc. architectural historian, Ms. Carrie Chasteen meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. This Memorandum for the Record documents the results of the peer review undertaken by Ms. Chasteen, which included a site visit conducted on May 2, 2019 to document the current conditions of the buildings located on the site and review of the staff report. Ms. Chasteen possesses a Master of Science in Historic Preservation and more than 17 years of experience in the field of cultural resources management (Attachment A, *Resume of Key Personnel*).

The peer review consisted of a review of historic records and publicly available archival material, review of the staff report, and a site visit to assess the history and character of the property in relation to criteria for listing in the NRHP, the CRHR, and the protection pursuant to the City Municipal Code: relation to significant events, persons, work of a master, possess high artistic value, and possess integrity of design, materials, workmanship, feeling, association, location, and setting. The historic building permits were reviewed at City Hall and ownership records were reviewed at the Los Angeles County Assessor. Research was conducted at the City Public Library and via online resources such as newspapers.com and ancestry.com. The staff report presented the current conditions of the buildings on the subject property, provided a summary of the information available for the subject property, and recommended the subject property is ineligible for listing in federal, state, or local historical registers. Sapphos Environmental, Inc. conducted a site visit on May 2, 2019 to document the current condition of the buildings located on the subject property and conducted research to verify the staff report recommendations.

## PROPERTY HISTORY

Based on a review on previous occupants and owners of this property as recorded by the Los Angeles County Assessor, the property has had multiple owners and occupants between 1921 and 2018. (Table 1, *Summary of Ownership History, 961 E. Phillips Boulevard*). None of the persons associated with this property are noted as having made demonstrably significant contributions to the history of the nation, state, or region.

**TABLE 1**  
**SUMMARY OF OWNERSHIP HISTORY**  
**961 E. PHILLIPS BOULEVARD**

Book	Page	Year Range	Owner Name
341	26	1919–1926	Francis M. Diehl
341	27	1926–1932	Francis M. Diehl
341	35	1932–1939	Francis M. Diehl Roger H. Diehl Arthur Sharpe
341	55	1939–1950	Arthur J. Shape Fred Krumpeck John H. Fyock John and Bess Fyock Luther M. and Cecil W. Angel
341	35	1951–1955	Luther and Cecil Angel Lucy Schmaelzle
341	35	1956–1960	Luch Schmaelzle Roscoe M. and Nettie Hoover
		1996*	Alan and Jean Oleson
		1997*	Kircher Family Partners
		2004*	Marco and Sandra Solis
		2007*	Yu Lin Ching
		2012*	Ching Yu Lin
		2018*	Qiuying Liu

\*Denotes information available at the Los Angeles County Assessor public counter

Francis Diehl was a farmer and poultry breeder who was born in Ohio circa 1852.<sup>7,8</sup> Roger Diehl was a mechanic who was born in Iowa circa 1887.<sup>9</sup> Arthur Sharpe was a salesman.<sup>10</sup> John Fyock was a tile worker.<sup>11</sup> Bessie Fyock was born in Nebraska circa 1890 and was a homemaker.<sup>12</sup> Luther Angel was a guard.<sup>13</sup> Lucy Schmaelzle was born in Tennessee circa 1900 and worked a cook.<sup>14</sup> Roscoe

<sup>7</sup> Ancestry.com. Year: 1930; Census Place: Pomona, Los Angeles, California; Page: 3A; Enumeration District: 1460; FHL microfilm: 2339909.

<sup>8</sup> Pomona City Directory, 1926.

<sup>9</sup> Ancestry.com. Year: 1920; Census Place: Los Angeles Assembly District 75, Los Angeles, California; Roll: T625\_115; Page: 13A; Enumeration District: 452.

<sup>10</sup> Ancestry.com. 2011. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

<sup>11</sup> Ancestry.com. 2011. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

<sup>12</sup> Ancestry.com. Year: 1930; Census Place: North Campbell, Greene, Missouri; Page: 12B; Enumeration District: 0053; FHL microfilm: 2340924.

<sup>13</sup> Ancestry.com. 2011. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

<sup>14</sup> Ancestry.com. Year: 1930; Census Place: Belleville, San Bernardino, California; Page: 5B; Enumeration District: 0006;

Hoover was a salesman.<sup>15</sup> Nettie Hoover was born in Missouri circa 1908 and did not work outside the home.<sup>16</sup> No information was available pertaining to Fred Krumpeck, Cecil Angel, Alan and Jean Oleson, Marco and Sandra Solis, Yu Lin Ching, and Ching Yu Lin. Quiying Liu is the current owner of the property.

Additional information on previous occupants as identified in City directories was summarized in the staff report.

A review of the historic building permits on file with the City demonstrates that there have been 12 building permits issued, including at least 5 that have affected the exteriors of the buildings (Table 2, *Summary of Building Permits, 961 E. Phillips Boulevard*).

**TABLE 2**  
**SUMMARY OF BUILDING PERMITS**  
**961 E. PHILLIPS BOULEVARD**

<b>E. Phillips Property Address</b>	<b>Permit No.</b>	<b>Date</b>	<b>Scope of Work</b>
961	1584	1/18/1927	Construct cesspool
961	6392	8/24/1936	Add to rooms to frame building
961	9461	4/22/1940	Add storeroom
961	26917	3/25/1954	Install three windows in frame dwelling
961	61443	12/17/1986	Demolish existing garage and porch on existing house and shed.
961	P96-0117	3/20/1996	Bathroom remodel
961	B96-0336	7/14/1996	Window replacement
961	B13-0161	3/7/2013	Construct patio cover
955	31238	12/14/1956	Move frame dwelling. Install on foundation.
953	30754	8/20/1956	Move 1-story stucco house from Monte Vista. Install foundation and minor repairs.
953	P96-0122	3/25/1996	Install shower
949	30280	5/8/1956	Move frame dwelling. Install foundation and porch slab

The original building permits were not available. It is unknown if the buildings were designed by architects or constructed by significant builders. The residence located at 961 E. Phillips Boulevard is the original residence on the subject property; 955, 953, and 949 E. Phillips Boulevard were moved to the subject property in 1956.

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FHL microfilm: 2339922.

<sup>15</sup> Ancestry.com. Year: 1940; Census Place: San Jose, Los Angeles, California; Roll: m-t0627-00255; Page: 62B; Enumeration District: 19-730.

<sup>16</sup> Ancestry.com. Year: 1940; Census Place: San Jose, Los Angeles, California; Roll: m-t0627-00255; Page: 62B; Enumeration District: 19-730.

## DESCRIPTION

### ***961 E. Phillips Boulevard***

The 1-story Craftsman, or California Bungalow, is 'L'-shaped in plan. The cross-gabled roof is clad in composition shingles. The exterior walls are clad in horizontal wood clapboard siding. The windows have been replaced with vinyl and aluminum sliding units. The building is in poor condition due to deferred maintenance (Figure 1, *View of Primary Façade*).



**Figure 1. View of Primary Façade**  
SOURCE: Sapphos Environmental, Inc., 2019

A rear covered patio addition was constructed in 2013 (Figure 2, *View of Rear Façade*).



**Figure 2. View of Rear Façade**  
SOURCE: Sapphos Environmental, Inc., 2019



The interior of the building has been substantially altered and no historic fabric is extant (Figure 3, *Interior View*).



**Figure 3. Interior View**  
SOURCE: Sapphos Environmental, Inc., 2019

### ***955 E. Phillips Boulevard***

The 1-story building has been substantially altered and no longer reflects a style of architecture. The building is rectangular in plan. The exterior walls are clad in rough textured stucco, which is an alteration. The windows were replaced with vinyl sliding units. The building is in poor condition due to deferred maintenance (Figure 4, *View of Primary and Secondary Façades*).





**Figure 4. View of Primary and Secondary Façades**  
SOURCE: Sapphos Environmental, Inc., 2019

The porch on the northern façade is an alteration and spans the entire façade (Figure 5, *Detail of Porch Alterations*).



**Figure 5. Detail of Porch Alterations**  
SOURCE: Sapphos Environmental, Inc., 2019

The historic fabric of the interior of the building is generally extant. Historic fabric includes built-in cabinets, battered wood columns, and a tiled fireplace mantel and hearth. The wood features are common to the Craftsman style of architecture; however, they have been painted destroying the wood grain and are ubiquitous. The tile appears to date to the 1920s; however, it does not appear to be Batchelder or similar tile due to lack of ornamental detail and variation of color (Figure 6, *Interior View*).



**Figure 6. Interior View**  
SOURCE: Sapphos Environmental, Inc., 2019

### ***953 E. Phillips Boulevard***

The 1-story Tudor cottage is generally rectangular in plan. The cross-gabled roof with partial boxed eaves is clad in composition shingles. The exterior walls are clad in stucco. False timbering, although painted to match, accents the gables. The one-over-one wood sash windows appear to be original. The building is in poor condition due to deferred maintenance (Figure 7, *View of Primary Façade*).



**Figure 7. View of Primary Façade**  
SOURCE: Sapphos Environmental, Inc., 2019



The secondary façades generally match the primary façade in terms of design and materials. However, evidence of window removal and change of window openings is present (Figure 8, *View of Secondary Façades*).



**Figure 8. View of Secondary Façades**  
SOURCE: Sapphos Environmental, Inc., 2019

Access to the interior of the building was not granted at the time of the site visit. However, the historic tile fireplace mantel and hearth are known to exist and appear to be Batchelder tile. Ernest Batchelder produced tile in Pasadena from 1910 through the 1930s.<sup>17</sup> Although Batchelder tile is generally considered to be a significant feature, privately-owned interior spaces and features are not regulated by CEQA or the City Municipal Code (Figure 9, *Interior View of Fireplace*).



**Figure 9. Interior View of Fireplace**  
SOURCE: Great Wall Reality, 2019

<sup>17</sup> Pasadena History Museum. "Batchelder Tile Registry." Available at: <https://pasadenahistory.org/research-and-collections/batchelder-registry/>

### **949 E. Phillips Boulevard**

The 1-story Craftsman, or California Bungalow, residence is rectangular in plan. The front-gabled roof, accented with barge board and brackets, is clad in composition shingles. The exterior walls are clad in horizontal wood clapboard siding. The one-over-one, fixed-pane with diamond-pane transom, and casement with diamond-panes wood windows appear to be original. However, these window types are common to Craftsman and are ubiquitous. The concrete block foundation that was constructed when the building was moved to this site is visible (Figure 10, *Primary Façade*).



**Figure 10. Primary Façade**  
SOURCE: Sapphos Environmental, Inc., 2019

A rear addition was constructed at an unknown date (Figure 11, *Rear Façade*).



**Figure 11. Rear Façade**  
SOURCE: Sapphos Environmental, Inc., 2019

The historic fabric of the interior of the building is generally extant; however, rooms have been reconfigured and added. Historic fabric includes built-in cabinets and wall paneling. The wood features are common to the Craftsman style of architecture; however, they have been painted destroying the wood grain and are ubiquitous (Figure 12, *Interior View*).



**Figure 12. Interior View**

SOURCE: *Sapphos Environmental, Inc., 2019*

## EVALUATION

The original residence (961 E. Phillips Boulevard) was constructed prior to 1927, when the first extant building permit was issued. The Craftsman style of architecture was popular from approximately 1900 to 1930 and the construction of the building likely dates to 1910 as noted in the Los Angeles County Assessor records. This is the period when the California citrus industry flourished, which gave Pomona an economic lead in the area. Many residences were constructed during this period of economic boom. However, the subject property does not have a specific association in the residential development of Pomona in the early 1900s. Therefore, the subject property is ineligible for listing in the NRHP, CRHR, and City historic landmark designation pursuant to Criterion A/1. Additionally, the subject property is ineligible for City historic landmark pursuant to Criteria 1, 2, and 9.

Persons who made demonstrably significant contributions to the history of the nation, state, or region are not known to be associated with the subject properties. Therefore, the subject property is ineligible for listing in the NRHP, CRHR, and City historic landmark designation pursuant to Criterion B/2/2.



The Craftsman and Tudor Cottage are not known to be the work of a master. Additionally, they are common and low-style examples of those styles of architecture found throughout the City and Los Angeles County, and do not possess high artistic value and do not embody the distinctive characteristics of these types, periods, or methods of construction. Because the buildings on the subject property do not convey architectural values and do not retain integrity, they are not eligible for consideration in the NRHP Criteria Consideration B for moved properties (955, 953, and 949 E. Phillips Boulevard). Therefore, the subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion C/3. Additionally, the subject property is ineligible for City historic landmark designation pursuant to Criteria 3, 4, 5, 6, 7, 8, and 10.

The buildings were constructed using common materials and techniques and are not expected to yield important information to history. Therefore, the subject property is ineligible for listing in the NRHP and CRHR pursuant to Criterion D/4.

Therefore, the buildings and property are not historical resources pursuant to Section 15064.5(a) of the CEQA Guidelines. Therefore, the project would not result in a substantial adverse change to a historical resource (Section 15046.5(b) of the CEQA Guidelines).

## **MANAGEMENT RECOMMENDATIONS**

Although the buildings located on the subject property do not qualify for consideration as historical resources pursuant to Section 15064.5(a) of the CEQA Guidelines, as a good faith measure and to be good neighbors, WF Construction, Inc. will provide the public an opportunity to salvage materials from the buildings located on the subject property.

## **CONCLUSION**

Sapphos Environmental Inc. has determined that the buildings located on the subject property are ineligible for inclusion in the NRHP, CRHR, and for City historic landmark designation, and are therefore not historical resources pursuant to Section 15064.5(a) of the CEQA Guidelines. Demolition of the buildings would not result in a substantial adverse change to historical resources pursuant to Section 15064.5(b) of the CEQA Guidelines. However, as a good faith measure and to be good neighbors, WF Construction, Inc. will provide the public an opportunity to salvage materials from the buildings located on the subject property.

Should there be any questions regarding the information contained in this MFR, please contact Ms. Carrie Chasteen at (626) 683-3547, extension 102.



***ATTACHMENT A***  
***RESUME OF KEY PERSONNEL***

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## Carrie E. Chasteen, MS

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### **Historic Resources Manager**

*Master of Science, (Historic Preservation), School of the Art Institute of Chicago, Chicago, Illinois*

*Bachelor of Arts (History and Political Science), University of South Florida, Tampa, Florida*

- Cultural resource management and legal compliance
- History of California
- Architectural History
- Cultural History
- Identification and evaluation of the built environment
- Archival documentation
- Historic preservation consultation
- Certified Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead
- Historic Preservation Commissioner, City of Pasadena
- Phi Alpha Theta National Honor Society

Years of Experience: 17+

### *Relevant Experience:*

- *Historic Evaluation for 54 Parks, Golf Course, and Arboreta Project*
- *Historic Evaluation and Design Review for Fries Avenue Elementary School*
- *Los Angeles Union Station Forecourt and Esplanade Project*
- *Los Angeles Music Center*

Ms. Carrie Chasteen has more than 16 years of experience in the field of cultural resources management and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of Environmental Impact Statement/Environmental Impact Report (EIS/EIR) sections, Mitigated Negative Declaration (MND) and Initial Study (IS) sections, peer review, and regulatory compliance. She has served as Principal Investigator / Principal Architectural Historian on projects throughout Los Angeles County. Ms. Chasteen meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. She has extensive experience with the City of Los Angeles Office of Historic Resources (OHR), California Office of Historic Preservation, California Department of Transportation (Caltrans), County of Los Angeles Department of Parks and Recreation, and various other state, county, and local government agencies.

On behalf of the County of Los Angeles (County) Department of Parks and Recreation, Ms. Chasteen is managing the documentation and evaluation of 54 parks, golf courses, and arboreta. The historic evaluations assess County facilities that were identified as priorities due to the age of the facility, architect of record, or affiliation with event of importance to the history of development of Los Angeles County. The historic evaluations consider eligibility for listing on the National Register of Historic Places, the California Register of Historical Resources, the standards provided in CEQA, and the County Register of Landmarks and Historic Districts. The results documented in the historic evaluations were used by the County to address future projects in the facilities, alter plans as needed, and to inform a Cultural Resources Treatment Plan (CRTP) and Worker Environmental Awareness Program (WEAP) training.

On behalf of the Los Angeles Unified School District (LAUSD), Ms. Chasteen prepared a historical evaluation of the Fries Avenue Elementary School. The evaluation tiered off the historic context and registration criteria developed for the award-winning LAUSD Historic Context Statement, 1870 to 1969. The property was determined to be a historical resource pursuant to CEQA. As a result, Ms. Chasteen also reviewed the design of the proposed campus revisions to determine if the proposed project complied with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

On behalf of the County of Los Angeles, Ms. Chasteen reviewed plans for the proposed renovation of the plaza at the Los Angeles Music Center. Design refinements were suggested and implemented in order to reduce impacts to the plaza and its character-defining features.

Ms. Chasteen is a member of the Society of Architectural Historians, National Trust, California Preservation Foundation, Los Angeles Conservancy, Pasadena Heritage, and currently serves as a City of Pasadena Historic Preservation Commissioner.

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### DECLARATION OF MAILING

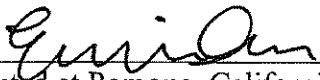
I, Eunice Im, say that on the 10th of June, 2020 a copy of the notice attached hereto was mailed to each of the persons whose name and address appears on the attached list. Said mailing was done at Pomona City Hall, Planning Division, located at 505 South Garey Avenue, Pomona, California.

Address: 961 E. Phillips Blvd.

Project: Conditional Use Permit (CUP 013582-2020)

Meeting Date: June 24, 2020

I declare, under penalty of perjury, that the foregoing is true and correct.



Executed at Pomona, California on June 16, 2020

# **A M Mapping Service**

7211 Haven Ave # E 375 Alta Loma CA 91701

Phone Number 626-403-1803... 909-466-7596

DECLARATION AND CERTIFICATION OF PROPERTY  
OWNERSHIP /TENANT LIST WITH IN A 400' FOOT  
RADIUS OF SAID PROPERTY....

APN: 8333 031 013

961 E PHILLIPS BLVD

POMONA

MEASURED FROM THE EXTERIOR BOUNDRIES OF THE  
SUBJECT PARCEL (S) TO THE EXTERIOR BOUNDRIES OF  
THE NEIGHBORING PARCELS WITHIN THE REQUIRED  
RADIUS.

THE ATTACHED MAILING LIST CONTAINS NAMES OF  
PROPERTY OWNERS WHO APPEAR ON THE LATEST  
AVAILABE ASSESSMENT ROLL OF THE COUNTY OF  
LOS ANGELES CALIFORNIA

SIGNED: \_\_\_\_\_

DATED: \_\_\_\_\_

SEE ATTACHMENT  
☒ ACKNOWLEDGMENT  
☐ JURAT  
DATED 3.5.19

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Bernardino )

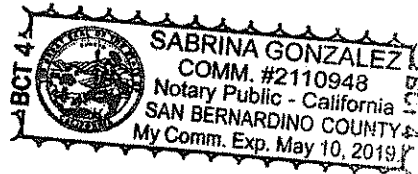
On March 5, 2019 before me, Sabrina Gonzalez / Notary Public  
(insert name and title of the officer)

personally appeared Anna Smit  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ ~~they~~ executed the same in ~~his~~ ~~her~~ ~~their~~ authorized capacity(ies), and that by ~~his~~ ~~her~~ ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

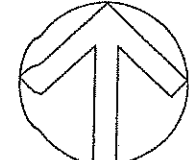
WITNESS my hand and official seal.

Signature Sabrina Gonzalez (Seal)



**PROJECT INFORMATION**  
961 E. PHILLIPS BLVD.  
POMONA, CA.

**PROJECT INFORMATION**  
961 E. PHILLIPS BLVD.  
POMONA, CA.



SCALE 1" = 200

