



505 S. Garey Ave  
Pomona, CA 91766

# City of Pomona

## Historic Preservation Commission

### Action Minutes

*Chairperson Ann Tomkins*  
*Vice-Chairperson Tamara Gonzalez*  
*Commissioner Debra Martin*  
*Commissioner Jennifer Williams*  
*Commissioner Alice R. Gomez*  
*Commissioner James Gallivan*  
*Commissioner Jim Kercheval*

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Wednesday, October 7, 2020

6:30 PM

Via Video Conference

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#### **CALL TO ORDER**

Chairperson Tomkins called the Historic Preservation Commission meeting to order at 6:31 p.m. Via Video Conference.

#### **PLEDGE OF ALLEIANCE**

Commissioner Gomez led the Pledge of Allegiance.

#### **ROLL CALL**

Present: Chairperson Ann Tomkins  
Vice-Chairperson Tamara Gonzalez  
Commissioner Jennifer Williams  
Commissioner Alice R. Gomez  
Commissioner James Gallivan  
Commissioner Jim Kercheval

Absent: Commissioner Debra Martin

Staff Present: Anita D. Gutierrez, Development Services Director  
Gustavo N. Gonzalez, Planning Manager  
Ata Khan, Supervising Planner  
Alex Jimenez, Assistant Planner  
Alina Barron, Assistant Planner

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**PUBLIC COMMENT**

None

**PUBLIC HEARING ITEMS****1. Major Certificate of Appropriateness (MAJCOA 11490-2020)**

**Location:** 155 E. Jefferson Avenue

**Request:** A Major Certificate of Appropriateness to allow the construction of a 648 square-foot addition on a property located at 155 E. Jefferson Avenue in the Lincoln Park Historic District.

**Environmental Determination:** Pursuant to the provisions of the California Environmental Quality Act, this project meets the requirements for a Class 1 (Existing Facilities), Section 15301(e) (1).

**Resolution No. 20-013**

**A motion was made by Commissioner Kercheval, seconded by Commissioner Williams, carried by a 4 “yes” votes, 0 “no” vote and 2 “recused” votes (4-0-0-3) to approve the Major Certificate of Appropriateness (MAJCOA 11490-2020) as proposed by staff with two conditions (1) venting would match the main house underneath the gable (2) if roof vents are put on to the roof that they are the low profile type venting.**

Chairperson Ann Tomkins – yes; Vice-Chair Tamara Gonzalez – recused\*; Commissioner Williams – yes; Commissioner Gomez – yes; Commissioner Gallivan – recused\*; Commissioner Kercheval – yes.

**OPPOSITION:** None

**IN SUPPORT:** Alejandro Brinez, project manager, spoke in support of this project.

**DISCUSSION:** 25 minutes (6:38 p.m. to 7:03 p.m.)

\*Commissioner Gonzalez and Gallivan recused from this item.

Alejandro Brenes, project manager, stated that he agreed on conditions that staff recommends. He explained his reason why the roofline is over the vestibule. He mentioned that he needs to vent the attic but will look into other methods for the gable venting south elevation. He stated that he needs to do a few calculations to make sure he has enough venting to remove that.

**2. Mills Act Program Certificate of Appropriateness (MILLS 13925-2020)**

**Location:** 390 E. Kingsley Avenue

**Request:** A Mills Act Program Certificate of Appropriateness (MILLS 13925-2020) for a Restoration, Rehabilitation, and Preservation Plan that includes a schedule of projects to be completed during the first ten years following execution of a Mills Act contract.

**Environmental Determination:** Pursuant to the provisions of the California Environmental Quality Act, this project meets the requirements for a Class 31 (Historic Resource Restoration/Rehabilitation) pursuant to Article 19, Section 15331.

#### **Resolution No. 20-014**

**A motion was made by Commissioner Gallivan, seconded by Vice-Chair Gonzalez, carried by a 6 “yes” votes and 0 “no” vote (6-0-0-1) to approve Mills Act Program Certificate of Appropriateness (MILLS 13925-2020) as proposed by staff.**

Chairperson Ann Tomkins – yes; Vice-Chair Tamara Gonzalez - yes; Commissioner Williams – yes; Commissioner Gomez – yes; Commissioner Gallivan – yes; Commissioner Kercheval – yes.

**OPPOSITION:** None

**IN SUPPORT:** Patricia Amelotte, applicant, spoke in support of the project.

**DISCUSSION:** 22 minutes (7:04 p.m. to 7:26 p.m.)

Patricia Amelotte, applicant, stated she was excited to be in the final stages of this and it is a great house and neighborhood and would like to get started. She mentioned the great room is an amazing room, the sound is great, and the fireplace had to be re-done because it was not functional.

#### **3. Mills Act Program Certificate of Appropriateness (MILLS 13805-2020).**

**Location:** 395 E. Jefferson Avenue

**Request:** A Mills Act Program Certificate of Appropriateness (MILLS 13805-2020) for a Restoration, Rehabilitation, and Preservation Plan that includes a schedule of projects to be completed during the first ten years following execution of a Mills Act contract.

**Environmental Determination:** Pursuant to the provisions of the California Environmental Quality Act, this project meets the requirements for a Class 31 (Historic Resource Restoration/Rehabilitation) pursuant to Article 19, Section 15331.

#### **Resolution No. 20-015**

**A motion was made by Commissioner Gomez, seconded by Commissioner Gallivan, carried by a 5 “yes” votes, 0 “no” vote and 1 “recused” (5-0-0-2) to approve Mills Act Program Certificate of Appropriateness (MILLS 13805-2020) as proposed by staff.**

Chairperson Ann Tomkins – recused\*; Vice-Chair Tamara Gonzalez - yes; Commissioner Williams – yes; Commissioner Gomez – yes; Commissioner Gallivan – yes; Commissioner

Kercheval – yes.

**OPPOSITION:** None

**IN SUPPORT:** Colin Beck the applicant spoke in support of the project.

**DISCUSSION:** 17 minutes (7:27 p.m. to 7:44 p.m.)

\*Commissioner Tomkins recused from this item.

Colin Beck, applicant, stated the asbestos abatement is included in the quote, which is a reason he is replacing the system as well as energy efficiency.

#### **4. Mills Act Program Certificate of Appropriateness (MILLS 13561-2020)**

**Location:** 286 E. Jefferson Avenue

**Request:** A Mills Act Program Certificate of Appropriateness (MILLS 13561-2020) for a Restoration, Rehabilitation and Preservation Plan which includes a schedule of projects to be completed during the first ten years following execution of a Mills Act contract for a property located at 286 E. Jefferson Avenue in the Lincoln Park Historic District.

**Environmental Determination:** Pursuant to the provisions of the California Environmental Quality Act, this project meets the requirements for a Class 31 (Historic Resource Restoration/Rehabilitation) pursuant to Article 19, Section 15331.

**A motion was made by Vice-Chairperson Gonzalez, seconded by Commissioner Kercheval, carried by a 6 “yes” votes and 0 “no” vote (6-0-0-1) to continue the item to the next scheduled meeting of November 4, 2020.**

Chairperson Ann Tomkins – yes; Vice-Chair Tamara Gonzalez – yes; Commissioner Williams – yes; Commissioner Gomez – yes; Commissioner Gallivan – yes; Commissioner Kercheval – yes.

**OPPOSITION:** None

**IN SUPPORT:** Christopher Psuj, applicant, spoke in support of the project.

**DISCUSSION:** 41 minutes (7:45 p.m. to 8:26 p.m.)

Christopher Psuj, applicant, stated that when the house sold he was under the impression that a mills act application does not transfer to the new owners; furthermore, if this information was incorrectly given to him that this changes his position to move forward. He stated he appreciates the commission’s ability to research this issue and give him guidance to move forward. He mentioned that he prefers a horizontal fence, but is willing to comply with the suggestion of the commission to use a vertical fence. He stated the reason to replace the windows is that they are cracked and do not open evenly and they offer no energy efficiency for the home.

Brittany Gallivan shared according to her understanding of the mills act it does continue to ten years and every year it adds another year to continue the renewal of the mills act contract. She mentioned the contract is for the property and will transfer to any new owner, but there is a cancellation fee. She stated there is something in the mills act that mentions the new owner can work with the city to modify the existing contract.

A member of the public stated that she shares the economic impact of single pane windows and expressed that the commission should consider this.

## **DISCUSSION**

### **1. Permitting Temporary Art in Historic Districts.**

Ata Khan open up a discussion on this item.

Discussion only, no action taken

**OPPOSITION:** None

**IN SUPPORT:** None

**DISCUSSION:** 34 minutes (8:27 p.m. to 9:01 p.m.)

Natalie Brazulia expressed that two weeks in a row her alley wall was tagged on. She mentioned during her travel to Denver she noticed that the downtown area had art and reached out to the art commission. She mentioned that Pomona should have something in place like Denver. She stated city staff informed her about Activate Pomona. She said she would like a deterrent against graffiti because the Pomona fair attracts many outsiders, which makes her paranoid that her wall will be tagged on again.

### **2. Mills Act Program**

Anita Gutierrez open a discussion on this item.

Discussion only, no action taken

**OPPOSITION:** None

**IN SUPPORT:** None

**DISCUSSION:** 11 minutes (9:02 p.m. to 9:13 p.m.)

## **Adjournment**

The Historic Preservation Commission meeting was adjourned by Commissioner Williams at 9:34 p.m. to the next regularly scheduled meeting of November 4, 2020 at 6:30 p.m.

Respectfully submitted,

Prepared by,

Anita D. Gutierrez, AICP  
Development Services Director

Miroslava PourSanae  
Administrative Assistant