



505 S. Garey Ave  
Pomona, CA 91766

# City of Pomona

## Historic Preservation Commission

### Action Minutes

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

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Wednesday, January 6, 2021

6:30 PM

Via Video Conference

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#### **CALL TO ORDER**

Vice-Chairperson Gonzalez called the Historic Preservation Commission meeting to order at 6:32 p.m. Via Video Conference.

#### **PLEDGE OF ALLEGIANCE**

Commissioner Williams led the Pledge of Allegiance.

#### **ROLL CALL**

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

Absent: None

Staff Present: Anita D. Gutierrez, Development Services Director  
Lynda Lara, Assistant Planner  
Vinny Tam, Senior Planner  
Alex Jimenez, Assistant Planner  
Rosalia Butler, City Clerk  
Linda Poliakon, Accounting Manager

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**PUBLIC COMMENT**

None

**CONSENT CALENDAR**

**A motion was made by Commissioner Gallivan, seconded by Commissioner Tomkins, carried by a unanimous vote of the members present (7-0-0-0) to move the consent calendar to the end of the meeting.**

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

**1. Approval of Draft Historic Preservation Commission Action Minutes meeting of December 2, 2020.**

**A motion was made by Chairperson Tomkins, seconded by Commissioner Kercheval, carried by a 6 “yes” votes and 1 “abstain” vote (6-0-1-0) to approve the Action Minutes of December 2, 2020 as amended.**

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

**OPPOSITION:** None

**IN SUPPORT:** None

**DISCUSSION TIME:** 10 minutes (11:24 p.m. to 11:34 p.m.)

**PUBLIC HEARING ITEMS**

**1. Major Certificate of Appropriateness (MAJCOA 13258-2020) (Continued from December 2, 2020).**

**Location:** 420 E. Alvarado Street

**Request:** A Major Certificate of Appropriateness to demolish and existing 85 s.f. deck area to accommodate an 86 s.f. interior remodel and the construction of a 437 s.f. addition consisting of a new family room, laundry room, two bathrooms and a 118 s.f. second story balcony at a property located in the R-1-6,000 (Single Family Residential) Zone and 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) Categorical Exemption in that the project will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet.

**A motion was made by Commissioner Gallivan, seconded by Commissioner Gomez, carried by a unanimous vote of the members present (7-0-0-0) to continue the item to the next scheduled meeting of February 3, 2021.**

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

**OPPOSITION:** None

**IN SUPPORT:** Mr. Lee, applicant, spoke in support of the project.

**DISCUSSION:** 50 minutes (6:45 p.m. to 7:35 p.m.)

**2. Major Certificate of Appropriateness (MAJCOA 14807-2020) (Continued from December 2, 2020)**

**Location:** 861 W. Orange Grove Ave.

**Request:** A Major Certificate of Appropriateness (MAJCOA 14807-2020) to allow for the demolition of pre-1945 structures on a property located at 861 W. Orange Grove Ave.

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

**Resolution No. 21-001**

**A motion was made by Commissioner Kercheval, seconded by Commissioner Swodeck, carried by a 6 “yes” votes and 1 “no” vote (6-1-0-0) to approve the Major Certificate of Appropriateness (MAJCOA 14807-2020) to allow the demolition of pre-1945 structures with conditions (1) the addition of a dedication of some sort of the church and history included in a plaque (2) removal of the materials carefully for salvage of the residence (3) applicant must contact the Historical Society and work with them to the extend feasible to accomplish these goals.**

Chairperson Ann Tomkins – yes; Vice-Chairperson Tamara Gonzalez - yes; Commissioner Swodeck – yes; Commissioner Williams – yes; Commissioner Gomez – no; Commissioner Gallivan – yes; Commissioner Kercheval – yes.

**OPPOSITION:** Mrs. Clifford, a member of the public, spoke in opposition of the project.

**IN SUPPORT:** Terry Kent, applicant, spoke in support of the project.  
Lauren Cohen, a member of the public, spoke in support of the project.

**DISCUSSION:** 1 hour 53 minutes (7:36 p.m. to 9:29 p.m.)

Terry Kent, of Crestwood Community, stated he has built about 300-400 homes in Pomona over the years and just finished a project in Towne and Phillips. He mentioned that he would be

more than happy to have a local preservationist come in to collect the fixtures and windows prior to the demolition of the property. He stated the architectural style was suggested to him and he is trying to build an affordable community along orange grove.

Debra Clifford, a member of the public, expressed that this property was important to the economic growth of the city and the house is worth saving because it is an architectural gem.

Lauren Cohen, pastor of Pomona Fellowship Church, stated that this is an emotional topic for our congregation because we have many folks who have great memories of church events and pastors that took up residence in this home. She expressed the future of our congregation is really depending on the successful sell of this property to Crestwood Community.

The commission took a five-minute break at 9:30 p.m.

### **3. Major Certificate of Appropriateness (MAJCOA 14719-2020)**

**Location:** 1144 W. Eleventh Street

**Request:** A Major Certificate of Appropriateness (MAJCOA 14719-2020) to allow for the demolition of a pre-1945 single-family residence on a property located at 1144 W. Eleventh Street.

**Environmental Determination:** Pursuant to the provisions of the California Environmental Quality Act, this project meets the requirements for a Class 1, Section 15301 Categorical Exemption in that the project involves the demolition and removal of one single-family residence. Therefore, no further environmental review is required.

#### **Resolution No. 21-002**

**A motion was made by Commissioner Gallivan, seconded by Vice-Chairperson Gonzalez, carried by a unanimous vote of the members present (7-0-0-0) to approve Major Certificate of Appropriateness (MAJCOA 14719-2020) to allow for the demolition of a pre-1945 single-family residence with conditions (1) maintain the lot visibly clean and landscape (2) an addition to search and save any historical information relevant to the home to be sent to the Historical Society.**

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

**OPPOSITION:** None

**IN SUPPORT:** The applicant spoke in support of this project.

**DISCUSSION:** 41 minutes (9:35 p.m. to 10:26 p.m.)

Father Mauricio, applicant, stated the structure is unsafe and unstable and he has been trying to maintain it and prevent trespassing on the property. He mentioned that he wants to demolish the property for safety reasons especially because he has had many trespassers that can get

hurt. He stated that the maintenance of the property is happening every 15 days and it is becoming very costly. He expressed the construction of the structure has deteriorated and it is esthetically unpleasant to the surrounding neighborhood. He stated he has spoken to neighbors and asked for their patience while he tries to get a demolition permit.

#### **4. Single Historic Landmark Designation Removal (SHISTORIC 15211-2020)**

**Location:** 395 S. Thomas Street

**Request:** Removal of Single Historic Landmark Designation (SHISTORIC 15211-2020) for the property located at 395 S. Thomas Street (Masonic Temple) located in the Mixed-Use Central Business District of the Downtown Pomona Specific Plan.

**Environmental Determination:** Pursuant to CEQA Guidelines, this action is not a project. Section 15060 of the Guidelines exempts actions from CEQA that would not result in either an indirect or direct impact on the environment and that do not meet the Section 15378(a) definition of a project.

**A motion was made by Vice-Chairperson Gonzalez, seconded by Commissioner Gomez, carried by a unanimous vote of the members present (7-0-0-0) to approve staff's recommendation to deny the removal of single historic landmark designation.**

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

**OPPOSITION:** None

**IN SUPPORT:** Julian, a member of the public, spoke in support of staff's recommendation.  
Debra Clifford, a member of the public, spoke in support of staff's recommendation.

**DISCUSSION:** 56 minutes (10:27 p.m. to 11:23 p.m.)

Julian stated he did not agree with the removal of the historic landmark designation and expressed that this property is part of the culture of the city. He mentioned that the removal of the landmark is the wrong direction for the city.

Debra Clifford expressed that this is a great building and it needs to be saved. She also spoke about the history of the property and the masonic people.

#### **DISCUSSION**

Appeal of Decision Letter – 219 Garfield Avenue (MINCOA 014419-2020): The Commission discussed the motion taken on December 2, 2020, and it was determined that the original motion is the one that stands due to technical error the other motions do not.

**Adjournment**

The Historic Preservation Commission meeting was adjourned by Chairperson Tomkins at 12:15 p.m. to the Special Meeting of January 26, 2021.

Respectfully submitted,

Prepared by,

Anita D. Gutierrez, AICP  
Development Services Director

Miroslava PourSanae  
Administrative Assistant