

OFFICIAL MINUTES
POMONA HISTORIC PRESERVATION COMMISSION
AUGUST 1, 2018

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

B. FLAG SALUTE: Chair Martin led the Commission in the flag salute.

C. ROLL CALL: Roll was taken by Development Services Manager Stadnicki.

COMMISSIONERS PRESENT: Chair Martin; Vice-Chair Kercheval; Commissioners Gallivan, Tomkins, Gomez, Tabernero, Kercheval and Garcia (arrived at 7:16 p.m.)

COMMISSIONERS ABSENT: None

STAFF PRESENT: Development Services Director Suarez, Development Services Manager Stadnicki, Senior Planner Ata Khan, Contract Planner Jeff Hamilton.

ITEM D:
PUBLIC COMMENT:

Joan McIntire, expressed concerns that the follow-up meeting pertaining to the fence at Lincoln School was not properly noticed. She stated she thought this meeting would take place prior to the final installment of the fence and an update would have been provided to those that voiced concern; however, the fence on top of the brick wall was permanently installed this week. She inquired why this item was not at the agenda for tonight's meeting.

Chair Martin requested Development Services Director Suarez provide an update for the audience on this item.

Development Services Director Suarez reported this item was on the last meeting's agenda to provide an opportunity for discussion of the proposed fence at Lincoln Elementary School, as it related to its compatibility with the architecture of the Elementary School. He spoke about the School Board being present and their desire to address the concerns of the community while also addressing concerns that individuals are able to climb the existing wall easily and leave drug paraphernalia on school premises. He reported a meeting occurred the next day, which included members of the Historic Preservation Commission (Ms. Martin and Mr. Gallivan), the School District Board, Administrative Staff and Mickey Gallivan. He shared there was a discussion about embellishments and an agreement to put together plans to augment the steel fence to include those embellishments in the future. He noted the School District had an immediate need and a minor Certificate of Appropriateness approval for the fence, so they decided to move forward. He reported staff is awaiting the plan to incorporate the embellishments discussed. He noted he has sent an email to the Commission about the discussion at the meeting and plans to send another email tomorrow with the status of the plans.

Dan McIntire, 357 E. Pasadena, thanked Development Services Director Suarez for the update. He stated he was concerned because he hadn't heard anything about the design of the fence and work was being done. He requested to be included in the future. He spoke about the 20th annual Pomona Heritage Restoration Workshop in August 11, 2018 at Trinity Methodist. He shared it is a free event for the entire community, which includes nine (9), 50 minutes seminars on various topics, lunch and a home tour. He asked everyone in attendance to spread the word.

ITEM E:
CONSENT CALENDAR:

Development Services Manager Stadnicki reported they are working on two sets of meeting minutes and expect to have four months to present at next month's Commission meeting.

PUBLIC HEARING ITEMS:

ITEM F-1

PUBLIC HEARING – MAJOR CERTIFICATE OF
APPROPRIATENESS (MAJCOA 9893-2018) FOR THE
DEMOLITION OF ONE SINGLE-FAMILY RESIDENCE ON A
PROPERTY LOCATED AT 1295 E. NINTH STREET.

Item continued from July 18, 2018

Chair Martin opened public hearing.

Jeff Hamilton, Contract Planner, provided a presentation. He responded to Commissioner feedback on July 18, 2018 by providing additional detailed pictures and the Historic Resources Inventory for 1295 E. Ninth Street. He clarified the structure at 1265 E. Ninth Street was identified as a Craftsman Bungalow built in 1910 in good condition and that he found building permit records showing the building was demolished in 2007. He stated local historical groups have been notified of tonight's meeting. He reported the applicant has agreed to provide a sixty (60) day period for salvage or relocation and has agreed to donate the demolition costs to the entity that moves the structure. He shared the applicant also agrees to photographically document the structure prior to demolition.

Commissioner Juarez asked for an explanation of the difference between M1 and M2.

Contract Planner Hamilton replied they are both industrial zones; M2 allows for higher intensity types of uses than M1.

Chair Martin complimented the detail of the presentation.

Commissioner Tomkins asked if the home demolished in 2007 had Certification of Appropriateness to demolish.

Contract Planner Hamilton replied he did not find evidence it had a Certificate of Appropriateness.

Commissioner Juarez complimented the people taking care of the house because it is a beautiful home.

Michael Chait, the applicant, 7306 Coldwater Ave. North Hollywood California, complimented Contract Planner Hamilton for an outstanding presentation.

Commissioner Kercheval commented that this is one of the most beautiful homes the Commission has had to make a decision on to demolish. He stated he is hoping someone will move it and is happy the demolition costs will be applied towards the move.

Mr. Chait mentioned he extended the salvage period for two (2) months and with proper notification there should be a lot of people interested in collecting memorabilia. He spoke about there being a lot of interesting pieces in the home (light fixtures, bathroom, and doors).

Char Martin asked if it was an original front door.

Mr. Chait responded yes and it is wider than normal and has a view port you can open from the inside. He reported the mechanical systems and electrical need a lot of work.

Commissioner Juarez inquired about the proper way to notify people who might be interested in moving this home.

Development Services Manager Stadnicki responded the historical organizations were notified of this meeting.

Senior Planner Khan responded the thirty (30) day noticing laminated sheet has been up at the site. He stated the relocation/salvage opportunity notice gets published following this meeting for sixty (60) days, if approved.

Commissioner Juarez asked about approaching people about moving it.

Senior Planner Khan responded if approved a mailing would be sent to the historical groups, however, staff would be willing to make suggestions on how to amplify that notification.

Commissioner Juarez commented he doesn't know of any historical groups that need another home right now and he was hoping there would be someone else or an empty lot that this home would fit in with.

Chair Martin responded there is a house on Alvarado Street that burnt down around three years ago and there hasn't been any movement to rebuild.

Commissioner Gomez thanked Contract Planner Hamilton for providing pictures to assist the Commissioner with their decision. She commented she can clearly see the value of a home and that it has been well kept. She suggested mentioning the potential relocation of the home at the upcoming Heritage Group event, showcasing the pictures. She asked staff if there was notification of this meeting in the local papers.

Senior Planner Khan responded the typical process is for the notice of public hearing to be posted in the Daily Bulletin, mailed to the adjacent properties and a laminated sign is placed at the site.

Commission Gallivan confirmed the sign was 8.5" x 11" which is unable to be read driving by.

Senior Planner Khan responded its 11" x 17" which is the typical standard size.

Development Services Manager Stadnicki agreed with the idea to publicize at the upcoming Pomona Heritage event.

Mr. Chait stated he provided the mailing labels as a part of the applicant process for this hearing and he would be willing to offer to expand those mailing labels to outside the standard radius to get the information out into the neighborhood.

Chair Martin opened public comment

Dan McIntire, 357 E. Pasadena, asked about the timelines for noticing and the end of the salvage and moving opportunity.

Development Services Manager Stadnicki responded after the appeal period of twenty (20) days.

Mr. McIntire agreed with the Commissioners that it's a beautiful home and a movable structure because it's on a raised foundation. He asked the owner if he's including the waste disposal costs because they are substantial. He spoke about the amount of material generated from a demolition, Pomona's rich history of moving homes, and that relocation is a green process limiting the amount of materials going into the landfills. He noted the value of the home if moved to various neighboring areas ranges from \$500,000-\$875,000 and spoke about the preservation community and the staff communication that there is an available home. He spoke about the cost of moving utility line and stated it would be best if a lot could be found in the adjacent area. He stated on behalf of Pomona Heritage he is interested in the pictures for the workshop and he will announce the availability of the home for relocation.

Chair Martin closed public comment.

Commissioner Kercheval asked staff for the exact timeline for the opportunity to move the home. He stated he wouldn't want salvage to happen before that.

Development Services Manager Stadnicki responded there are no rules about how long you wait before you allow salvage. She stated she understands you don't want to let people in for salvage until the opportunity for relocation is extended. She reported staff will work this out with the applicant after a decision is made, during the twenty (20) day appeal period.

Commissioner Kercheval asked if staff is able to identify empty lots in the historic districts to create a recipient list.

Chair Martin agreed with this idea and suggested sending the mailing about the opportunity for relocation further out into the residential neighborhood where the home resides with a picture.

Development Services Manager Stadnicki responded staff is able to easily get the empty lot list from their GIS system. She mentioned a limited budget for postage.

Motion by Chair Martin, seconded by Commissioner Kercheval, carried by a unanimous vote of the members present (7-0-0-0), to approve a condition for the applicant to provide additional postage for a mailing to the property owners of vacant lots in historic districts.

Development Services Manager Stadnicki stated for the record that Commissioner Garcia arrived at 7:16 p.m.

Motion by Commissioner Gallivan, seconded by Commissioner Gomez, carried by a majority vote of the members present (6-0-0-1), to approve Major Certificate of Appropriateness (MAJCOA 9893-2018) for the demolition of one single-family residence on a property located at 1295 E. Ninth Street with conditions as discussed.

Development Services Manager Stadnicki stated this decision has a twenty (20) day appeal period.

ITEM F-2

PUBLIC HEARING – MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 10256-2018) TO ALLOW A LOT LINE ADJUSTMENT ON A PROPERTY LOCATED AT 797 BRADFORD STREET IN THE LINCOLN PARK HISTORIC DISTRICT.

Continued from July 18, 2018

Ata Khan, Senior Planner, provided a presentation on the item.

Chair Martin opened the public hearing.

Mark Warren, the applicant, referenced a slide in the presentation as a visual aide and spoke about moving the lot line, eliminating parking spots from the existing lot and bringing the backyard out to make a nice rear yard for the Bradford property. He commented it will be a big improvement for the Bradford street property and the parking lot will be reconfigured to improve the ingress and egress pattern.

Commissioner Tomkins asked if there were any plans to replace the existing rear fence.

Mr. Warren responded absolutely; his plan is to show new fencing when he comes to the City for approval of the parking plan. He stated he would like to have that area presentable, clean and neat, because you can see it as you are driving down Garey Ave.

Commissioner Gallivan asked about the type of fence and if it would be chain link.

Mr. Warren responded he doesn't know yet, but probably not chain link.

Senior Planner Khan responded the property inside of the lot line adjustment is historic and a fence would be pursued as a minor Certificate of Appropriateness and would have to follow the design guidelines of the historic district.

Commissioner Kercheval asked staff what the rationale was for recommending the property be taken away from the historic district.

Senior Planner Khan responded the lot line adjustment is not articulated in any level of specificity in the City's code; therefore staff examined the property itself and it was determined the lot line action would not take 797 Bradford away from the district and if Mr. Warren wants to do fencing or tree removal, he would still have to comply with historic guidelines. He stated the last reason was that the structure itself, a contributing craftsman, is not being modified in any way, so the integrity of the home contributing to the district will remain.

Commissioner Kercheval asked staff if there was any thought of preserving the historic district boundaries that were originally considered.

Senior Planner Khan responded this is a long range planning question that the Historic Preservation Commission could take up, in terms of how boundaries are defined in this district and what that means for lot line adjustments.

Commissioner Kercheval confirmed the current ordinance doesn't address moving or shrinking a district.

Senior Planner Khan responded that is correct, it does not.

Development Services Manager Stadnicki added based on her experience in other cities, lot lines adjustments are not something that typically come to the Historic Preservation Commission. She spoke about considering how the adjustment affects the district as a whole; does it threaten or jeopardize the integrity of the entire district? She stated its staff's opinion that this amount of space does not.

Development Services Director Suarez added that ordinance does require that a deed restriction be recorded at the County. He noted in this case there is no deed restrictions recorded, because if there was then there would be a potential amendment district wide.

Commissioner Kercheval asked staff if there was any discussion about the owner compromising what was originally requested, such as 11 feet instead of 23 feet.

Development Services Director Suarez responded not for this proposal. He commented the applicant is working with a parking lot that has existed since the 1970's prior to the Lincoln District being established and has communicated that this proposal would remove the existing parking lot and create a workable rear yard.

Commissioner Kercheval asked if it's within the Commissioners purview to condition the kind of fence.

Development Services Director Suarez responded that would be appropriate.

Mr. Warren mentioned when you are standing on the back porch of this house at 797 Bradford you can touch the chain link fence that is the backside of the parking lot. He clarified the approval of his request will move that fence and take all that parking out of the backyard of 797 Bradford and return it to usable yard.

Chair Martin closed public hearing and opened public comment.

Dan McIntire, 357 E. Pasadena, asked how close the existing parking lot is to the existing home.

Mr. Warren responded about five feet.

Mr. McIntire commented he did not understand this at the last meeting. He asked when the City allowed the extension of the parking lot to be five feet of the existing house.

Mr. Warren responded he purchased the property in the early 1970's and it was like this at that time.

Mr. McIntire asked if this property was included in the historic district at that time.

Mr. Warren responded that rear line is the boundary of the historic district and that is why he is here tonight.

Mr. McIntire asked for clarification of the boundaries of the historic district.

Mr. Warren responded, pointing out the existing property line for 797 Bradford including the parking. He stated it has been like this since he bought the property in the 1970's. He reiterated the proposal is to eliminate a portion of the parking, move the lot line here and clean up the rear area.

Development Services Director Suarez interjected that questions need to be directed to the Commission.

Mr. McIntire commented its interesting how the boundaries were drawn to include two sections of a parking lot. He asked how many additional feet will be added to the western boundary of the yard of the house.

Mr. Warren responded an estimate of about 30 feet.

Mr. McIntire clarified that what is now a parking lot will become a 30 foot backyard. He stated he didn't understand that before but it now makes sense.

Chair Martin closed the public hearing.

Commissioner Tomkins shared she walks past this property frequently and feels this adjustment will improve the parcel. She stated she would be concerned if these changes (such as paving a parking lot) had been made after a historic district has been formed, but since this was the condition of the property at the time the home was determined to be contributing to the district she feels this is an opportunity for the parking to be removed from the back of the property, which is an improvement. She spoke about being uncomfortable with the idea of taking chunks out of a historic district, and that the Commission should have the opportunity to review each situation to make sure people aren't doing something to cut into what was approved when the district was formed.

Commissioner Gallivan commented he would not want this be considered as setting a precedent.

Commissioner Kercheval asked how the Commission feels about adding a condition of approval for the fence.

Development Services Manager Stadnicki reminded the Commissioners that the fence has to comply with the historic guidelines, which excludes a chain link fence, and requires a fence is compatible to the district and the architecture of the house.

Motion by Chair Martin, seconded by Commissioner Gallivan, carried by a unanimous vote of the members present (7-0-0-0), to approve Major Certificate of Appropriateness (MAJCOA 10256-2018) to allow a lot line adjustment on a property located at 797 Bradford Street in the Lincoln Park Historic District.

Development Services Manager Stadnicki stated this decision has a twenty (20) day appeal period.

Development Services Director Suarez reported this project is moving forward to the September City Council meeting.

ITEM G:
NEW BUSINESS:

None

ITEM H:
DISCUSSION:

Commissioner Gallivan asked for an update on the door on the house on Jefferson that was given a minor Certificate of Appropriateness.

Development Services Manager Stadnicki responded she pulled the file and spoke with the planner that handled that case. She reported the applicant was sad to lose the door, they provided photos displaying rot on the interior and they worked with Pasadena Salvage on a new historic door salvaged from another house.

Commissioner Gallivan asked if the original door was thrown away.

Development Services Manager Stadnicki responded their initial intent was to repair but when they spoke with several craftsmen they were told there was too much damage.

Commissioner Gallivan shared he knows someone who looked at the door and thought it was repairable.

Development Services Manager Stadnicki clarified if this person saw it on the inside.

Commissioner Gallivan responded yes from the inside, so he wanted to know if there would be a way to see if they tossed it or gave it to someone to salvage.

ITEM I:
HISTORIC PRESERVATION COMMISSION COMMUNICATION:

Chair Martin welcomed the new Commissioner and invited him to share a little bit about himself.

Andre Tabernero shared he has lived in Lincoln Park for the last 21 years and he owns a Spanish style built in 1931. He commented he loves Spanish style homes and stated moving the home at 794 Bradford Street was the best solution, as it has lost its sole and character where it sits now. He stated he has been in the manufacturing business for 32 years and is also involved in the restaurant business with his brother-in-law. He noted both of these businesses keep him very busy but he is excited about being on the Commission.

Development Services Manager Stadnicki informed Mr. Tabernero that staff will be contacting him soon to provide an orientation.

ITEM J:
DEVELOPMENT SERVICES MANAGER COMMUNICATION:

1. Certificates of Appropriateness – July 2018

Development Services Manager Stadnicki reported that she is still working on the system to present what is in progress.

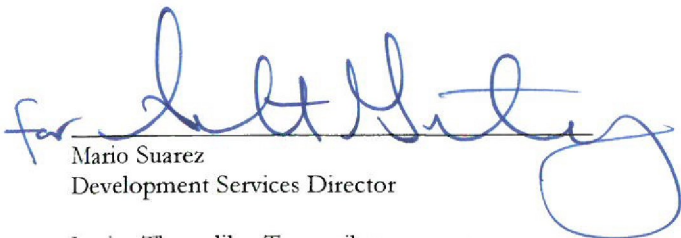
Chair Martin asked if the Stables will be on the next list.

Development Services Manager Stadnicki responded no, we are moving forward with getting environmental quotes to do a focused EIR to better understand the implications before it comes back to the Planning Commission, so it will be awhile.

Development Services Director Suarez welcomed the new commissioner to the meeting and stated he will be calling him for an orientation.

ADJOURNMENT:

Chair Martin adjourned the meeting at 8:13 p.m. to the next regularly scheduled meeting of the Historic Preservation Commission on September 6, 2018, in the City Council Chambers.


Mario Suarez
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.