



**CITY OF POMONA**  
**HISTORIC PRESERVATION COMMISSION AGENDA**  
**POMONA, CALIFORNIA – CITY COUNCIL CHAMBERS**  
**505 South Garey Avenue, Pomona, CA 91766**  
**REGULAR MEETING**  
**WEDNESDAY, APRIL 6, 2016 at 6:30 PM**

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- A. **CALL TO ORDER:** Chairperson, Mitch Elias
- B. **FLAG SALUTE:** Chairperson, Mitch Elias
- C. **ROLL CALL:** Development Services Manager, Brad Johnson

**Chair Mitch Elias, Vice-Chair Rubio Gonzalez, Commissioner Larry Taylor, Commissioner Jim R. Gallivan, Commissioner Alice Gomez, Commissioner Jerry Tessier, and Commissioner Melissa Ayala.**

D. **PUBLIC/CITIZEN PARTICIPATION (*Three (3) minute Limit on Non-Agenda Items Only*):**

1. At this time, the general public is invited to address the Historic Preservation Commission concerning **any items that are not listed on this agenda**, which are not public hearings, or other items under the jurisdiction of the Historic Preservation Commission. Discussion of any non-agenda items will be limited to three (3) minutes in accordance with City policy.
2. Anyone wishing to speak on **any item that is listed on tonight's agenda** (e.g., public hearings and/or work study items) is requested to adhere to the following protocol procedures/guidelines:
  - a) *Prior to the meeting or during the meeting prior to a matter being reached, persons wishing to address the Commission may fill out a speaker card and submit it to the Planning Manager. Speaker cards are available in the foyer of the City Council Chambers and from the Minutes Clerk.*
  - b) *When called upon, the person should come to the podium, state his/her name and address for the record and, if speaking for an organization or other group, identify the organization or group represented. Whenever any group of persons wishes to address the Commission on the same subject matter, the Chair may request that a spokesperson be chosen by the group.*
  - c) *All remarks should be addressed to the Commission as a whole, not to individual Commissioners. Questions, if any, should be directed to the presiding Chair who will determine whether, or in what manner, an answer will be provided.*
  - d) *Every person addressing the Historic Preservation Commission will be limited to three (3) minutes or such reasonable time as is granted by the majority of the Commission.*

**E. CONSENT CALENDAR:**

**Note:** All items listed on the Consent Calendar may be enacted by a single motion without separate discussion. If a discussion or a separate vote on any item is desired by a Historic Preservation Commissioner, that item may be removed from the Consent Calendar and considered separately. All remaining items not removed from the Consent Calendar by a Historic Preservation Commissioner shall be voted on prior to discussion of the item(s) requested to be pulled.

**1. APPROVAL OF MINUTES:**

- a) October 7, 2015
- b) February 3, 2016
- c) March 2, 2016

**F. PUBLIC HEARINGS:**

**1. MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 2307-2015)**

**PROJECT ADDRESS:** 1062 N. Park Avenue  
**PROJECT APPLICANT:** Rafael Amesquita  
**PROJECT PLANNER:** Dustin Williamson, Technical Specialist  
**PROJECT DESCRIPTION:**

Major Certificate of Appropriateness to allow the construction of a new single-story, single family residence with a detached two-car garage. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is categorically exempt per Section 15303.

**Recommended Action:**

The Planning Division recommends that the Historic Preservation Commission adopt the HPC Resolution approving Major Certificate of Appropriateness (MAJCOA 2307-2015), subject to conditions.

**G. NEW BUSINESS:**

**H. HISTORIC PRESERVATION COMMISSION COMMUNICATIONS:**

**I. DEVELOPMENT SERVICES MANAGER COMMUNICATIONS:**

- 1. Minor Certificates of Appropriateness approved February through March 2016.

**J. ADJOURNMENT:**

The City of Pomona Historic Preservation Commission is hereby adjourned to the next regular meeting of May 4, 2016 at 6:30 p. m. in the City Council Chambers.

**\*\*\* CERTIFICATION OF POSTING AGENDA \*\*\***

I, Brad Johnson, Development Services Manager for the City of Pomona, hereby certify that the agenda for the April 6, 2016 Historic Preservation Commission meeting was posted on March 31, 2016.



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Brad Johnson  
Development Services Manager

UNOFFICIAL MINUTES  
POMONA HISTORIC PRESERVATION COMMISSION  
OCTOBER 7, 2015

CALL TO ORDER: The Historic Preservation Commission meeting was called to order at 6:40 p.m. by Chair Elias.

FLAG SALUTE: Chair Elias led the Commission in the flag salute.

ROLL CALL: Roll was taken by Development Services Manager Johnson

COMMISSIONERS PRESENT: Chair Elias and Vice Chair Gonzalez; Commissioners Brookshire, Gallivan, Garner, and Gomez

COMMISSIONERS ABSENT: Commissioner Tessier (excused)

STAFF PRESENT: Development and Neighborhood Services Director Lazzaretto, Development Services Manager Johnson, Assistant Planner Session-Goins, and Minutes Clerk Casey

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ITEM D:

CITIZEN PARTICIPATION:

Mr. Dan McIntire, President of The Pomona Heritage, spoke regarding the 17<sup>th</sup> Annual Preservation and Restoration workshop which was held on Saturday, August 8. He stated there was a great turnout with great discussions and he thanked City staff for assisting.

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ITEM E:

CONSENT CALENDAR

APPROVAL OF MINUTES:

-September 2, 2015

Motion by Commissioner Garner, seconded by Commissioner Brookshire, carried by a majority vote of the members present (6-0-0-0) Commissioners Tessier excused, adopting the September 2, 2015, Historic Preservation Commission meeting minutes.

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PUBLIC HEARINGS:

ITEM F-1 PUBLIC HEARING – MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 2470-2015) TO ALLOW THE CONSTRUCTION OF A 357 SQUARE FOOT ROOM ADDITION, THE REPLACEMENT OF SIX (6) VINYL WINDOWS WITH WOOD SASH WINDOWS, ONE WINDOW OPENING TO BE REMOVED, ONE WINDOW OPENING TO BE ENLARGED, THE

LEGALIZATION OF A WOOD FRENCH FRONT DOOR, AND THE REMOVAL OF TWO (2) QUEEN PALMS AT A SINGLE FAMILY RESIDENCE LOCATED IN THE LINCOLN PARK HISTORIC DISTRICT AT 512 E. MCKINLEY AVENUE.

Planning Intern Williamson presented a staff report regarding a request to allow the construct an addition, make modifications to the existing structure, and remove two trees. Chair Elias stated a concern with the addition looking a bit off centered. Planning Intern Williamson stated the addition was off center to allow for additional closet space and that the addition would not be visible from the street. Commissioner Garner inquired whether the property would become noncontributing since the footprint was being altered. Development Services Manager Johnson stated the structure would continue to be a contributing structure with additions. He stated only major alterations to the original footprint would change it to noncontributing. Chair Elias opened the public hearing. The Architect, Joe Ramos, stated he is working extremely hard to maintain the character of the home, agreed with the staff report and asked the Commission to approve. Chair Elias invited the public for comments. Mr. Dan McIntire spoke in support of the project, but stated concern regarding the sliding double doors as he would like to see standard French opening double doors rather than sliding doors. Chair Elias closed the public hearing. Chair Elias stated concerns regarding the French Doors looking a little off as well as the wood trim and the windows being consistent throughout. The Architect, Joe Ramos, stated sliding doors were chosen for the French doors because there was a conflict in the hallway with the swing doors, but he did not have an issue with changing to swinging doors. In addition, he stated wood windows would be used throughout. Commissioner Garner suggested changing from French Doors to standard sliding glass doors. Development Services Manager Johnson stated staff was not concerned with the French Doors because they were not visible from the street and it was hard to determine whether the doors were swinging or sliding unless you are up close to the doors.

The Commission discussed and agreed to leave the French Doors as is.

Motion by Commissioner Gallivan, seconded by Vice Chair Gonzalez, carried by a unanimous vote of the members present (6-0-0) Commissioner Tessier excused, adopting the attached Resolution No. 15-007, approving Major Certificate of Appropriateness (MAJCOA 2470-2015).

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ITEM F-2

PUBLIC HEARING – CODE AMENDMENT (CODE 2963-2015) AMENDING POMONA ZONING ORDINANCE TO MODIFY THE HISTORIC PRESERVATION ORDINANCE BY ESTABLISHING A DEMOLITION BY NEGLECT PROCESS AMENDING THE THRESHOLD YEAR OF REVIEW FOR DEMOLITIONS AND RELOCATIONS AND MODIFY PENALTIES FOR UNLAWFUL DEMOLITIONS LOCATED CITYWIDE.

Development Services Manager Johnson presented a staff report regarding a request for a Code Amendment to modify the Historic Preservation Ordinance in regards to demolition by neglect. Commissioner Brookshire stated she would like the Planning Commission to know how important this issue is to the Historic Preservation Commission and requested a joint meeting be scheduled. Discussion ensued regarding the possible issues with the City being liable for placing moratoriums

on properties due to violations from property owners. Assistant City Attorney Jared stated issues with challenges being made when evidence, outside of the staff report, is brought into a public hearing and is used to make a decision on an item. He recommended this portion of the ordinance regarding the 10 day and 14 day notice to the Commissioners is removed. Commissioner Gallivan stated he would like language in the ordinance to be clear a property owner will be fined as well as required to repair illegal alterations, including restoration. Assistant City Attorney Jared recommended the language to state, "All other equitable remedies" to address violation. Chair Elias invited the public for comments. Mr. Dan McIntire, President of Pomona Heritage, stated the Pomona Heritage board had discussed modifying the ordinance for the past 15 years therefore he stated their support for the modifications as well as the idea of a joint study session with the Planning Commission. Chair Elias brought the item back to the Commission level. Commissioner Gardner inquired whether a line item, to address historical items in the City, could be added to the General Fund budget from fees obtained from violations. Staff stated they would speak with the Finance Director regarding this. Commissioner Gallivan suggested adding language to address promoting reuse of historical elements in the City or rebates for historical elements. Commissioner Brookshire stated she would like to add onto that by adding language stating, "If the Development Services Manager deems the building cannot be salvageable a rebate could be received for historical elements." Vice-Chair Gonzalez stated a concern with the school district putting a hold on these modifications. In addition, he stated he would not like schools to be exempt. Assistant City Attorney Jared stated schools would be exempt due to State Law. In addition, he stated there is primary law on Churches and they may also be exempt.

The Commission discussed and agreed to add language to the portion addressing violation and fines to state "All other equitable remedies determined by a court of law" to address violations, to add language stating, "Fair market value at the time of action or violation" to address violations, and to remove the language regarding the Commission receiving 10 day and 14 day notices regarding changes throughout the city. In addition, they agreed the Ad-Hoc committee would meet with the Planning Commission to address the modification before they are presented for consideration to the body.

Motion by Commissioner Gardner, seconded by Commissioner Gomez, carried by a unanimous vote of the members present (6-0-0-1) Commissioner Tessier excused, adopting Resolution No. 15-008, approving Code Amendment (CODE 2963-2015).

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ITEM G:  
NEW BUSINESS:

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ITEM H:  
HISTORIC PRESERVATION COMMISSION COMMUNICATIONS:

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ITEM I:  
DEVELOPMENT SERVICES MANAGER COMMUNICATIONS:

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1. Minor Certificates of Appropriateness approved August and September 2015.
  2. Tentative Projects for the November 4, 2015 Historic Preservation Commission meeting (all items listed below are tentatively scheduled).
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ITEM J:

ADJOURNMENT:

Chair Elias adjourned the meeting at 8:21 pm to the next regularly scheduled meeting of the Historic Preservation Commission on November 4, 2015, in the City Council Chambers.

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Brad Johnson  
Development Services Manager

UNOFFICIAL MINUTES  
POMONA HISTORIC PRESERVATION COMMISSION  
FEBRUARY 3, 2016

CALL TO ORDER: The Historic Preservation Commission meeting was called to order at 6:30 p.m. by Chair Elias.

FLAG SALUTE: Chair Elias led the Commission in the flag salute.

ROLL CALL: Roll was taken by Development Services Manager Johnson

COMMISSIONERS PRESENT: Chair Elias and Vice Chair Gonzalez; Commissioners Brookshire, Gallivan, Gomez, and Taylor

COMMISSIONERS ABSENT: Commissioner Tessier

STAFF PRESENT: Development and Neighborhood Services Director Lazzaretto, Development Services Manager Johnson, Associate Planner Bechet, and Minutes Clerk Casey

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ITEM D:  
CITIZEN PARTICIPATION:

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ITEM E:  
CONSENT CALENDAR

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PUBLIC HEARINGS:

ITEM F-1 PUBLIC HEARING – MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 701-2015) TO ALLOW THE RETENTION OF TWENTY-ONE (21) VINYL WINDOWS LOCATED AT 457 W. COLUMBIA AVENUE.

Associate Planner Bechet presented a staff report regarding a request to allow the retention of twenty-one (21) vinyl windows. The Commission stated confusion regarding staff's recommendation to approve the Major Certificate of Appropriateness with conditions. Development Services Manager Johnson stated the recommendation was to approve with a condition requiring the non-permitted windows to be replaced with wood sash windows, but the Commission could motion to deny the request to retain the windows with a requirement for the windows to be replaced. Chair Elias inquired when the windows were replaced. Associate Planner Bechet stated the windows were replaced in 2014. Chair Elias opened the public hearing. The applicant, Ms. Kimberly Johnson, provided documents to the Commission and stated she replaced the windows because she is the sole provider for her brother who has severe Autism along with other mental disabilities. Her brother requires a safe environment and the home to be an appropriate temperature which she felt the original windows did not provide. In addition, the

windows have caused the cost of her utility bills to be significantly reduced. She stated the contractor which she hired to replace the windows told her the permits were not an issue. She stated she did not have the funds to replace the windows, several homes on her street had vinyl windows, and she requested the Commission to allow her to retain the vinyl windows. Vice Chair Gonzalez inquired why there was a permit pulled for the roof replacement, but not the window replacement. Ms. Kimberly Johnson stated the roof was replaced by the City due to her brother's condition. The Commission assured Ms. Kimberly Johnson that they understood and sympathized with her situation, but they were elected to the Commission to uphold the ordinance. In addition, they suggested the Mills Act Program or litigation against the contractor. Chair Elias closed the public hearing. The Commission stated concerns with those living in historic districts and not being aware of the district requirements. Commissioner Brookshire shared with the Commission a letter she received in 1999 informing her that her home was located in a historic district. Commissioner Gomez requested a campaign be initiated to educate those residing in historic districts.

Vice Chair Gonzalez motioned to approve staff's recommendation and allow 2 years, per elevation, for the windows to be replaced beginning with the front elevation. Due to the lack of a second, the motion failed.

The Commission discussed and agreed to deny the request to retain twenty-one (21) vinyl windows and placed a requirement that all non-permitted vinyl windows be replaced with wood sash windows consistent with the original windows on the home. All windows are to be replaced within 3 years; windows visible to the street are to be replaced within 24 months and the remainders are to be replaced within the following 12 months. In addition, the Commission requested staff to research the possibility of assisting with fines which may have been placed on the applicant during this process.

Motion by Vice Chair Gonzalez, seconded by Commissioner Brookshire, carried by a unanimous vote of the members present (6-0-0-1) Commissioner Tessier absent, adopting Resolution No. 16-001, denying Major Certificate of Appropriateness (MAJCOA 701-2015).

Staff stated the applicant had 20 days, beginning on February 4, 2016, to appeal tonight's decision with the City Clerk.

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ITEM F-2 PUBLIC HEARING – MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 877-2015) TO ALLOW THE RETENTION OF EIGHT (8) VINYL WINDOWS LOCATED AT 477 W. COLUMBIA AVENUE.

Associate Planner Bechet presented a staff report regarding a request to allow the retention of eight (8) vinyl windows. Commissioner Taylor inquired how this item was brought to the attention of the City. Associate Planner Bechet stated a citation was brought to the Code Compliance Department. Chair Elias opened the public hearing. The applicant, Mr. Vincent Rhodes, stated he utilized the Hero program to replace his windows. He informed the contractor he resided in a historic district and he was told not to worry about the permit issue. He stated he replaced his windows because his wife has Alzheimer's and his elderly mother resides with him and they both require a safe

environment and the home to be an appropriate temperature. He stated the Hero program was also provided through the City so when the contractor stated permits were not an issue he had the impression that the windows were being installed appropriately. He stated he did not have the funds to replace the windows and requested the Commission approve his request to retain the vinyl windows. The Commission assured Mr. Vincent Rhodes that they understood and sympathized with his situation, but they were elected to the Commission to uphold the ordinance. In addition, they suggested the Mills Act Program or litigation against the contractor. Chair Elias closed the public hearing. The Commission requested staff to research the Hero Contractor as he was giving individuals the impression he was representing the City.

The Commission discussed and agreed to deny the request to retain eight (8) vinyl windows and placed a requirement that all non-permitted vinyl windows be replaced with wood sash windows consistent with the original windows on the home. All windows are to be replaced within 3 years; windows visible to the street are to be replaced within 24 months and the remainders are to be replaced within the following 12 months. In addition, the Commission requested staff to research the possibility of assisting with fines which may have been placed on the applicant during this process.

Motion by Vice Chair Gonzalez, seconded by Commissioner Brookshire, carried by a unanimous vote of the members present (6-0-0-1) Commissioner Tessier absent, adopting Resolution No. 16-002, denying Major Certificate of Appropriateness (MAJCOA 877-2015).

Staff stated the applicant had 20 days, beginning on February 4, 2016, to appeal tonight's decision with the City Clerk.

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ITEM F-3 PUBLIC HEARING – MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 793-2015) TO ALLOW THE RETENTION OF THIRTEEN (13) VINYL WINDOWS LOCATED AT 445 W. COLUMBIA AVENUE.

Associate Planner Bechet presented a staff report regarding a request to allow the retention of thirteen (13) vinyl windows. Chair Elias opened the public hearing. Ms. Helen Woo, representing her mother the applicant, stated her parents purchased the house in 1989. Her parents were not informed when the district was formed as neighborhood meetings were not held and residents were not educated. She stated the windows on the home were replaced with vinyl in 2012, but her parents were not cited until 2014. The contractor who replaced the windows stated a permit was not needed. She stated she felt the City had failed to educate homeowners as nearly the entire neighborhood had vinyl windows. In addition, she stated her parents did not have the funds to replace the windows as they were retired and she requested the Commission allow the vinyl windows to be retained. Chair Elias closed the public hearing. The Commission suggested the Mills Act Program or litigation against the contractor.

The Commission discussed and agreed to deny the request to retain thirteen (13) vinyl windows and placed a requirement that all non-permitted vinyl windows be replaced with wood sash windows

consistent with the original windows on the home. All windows are to be replaced within 3 years; windows visible to the street are to be replaced within 24 months and the remainders are to be replaced within the following 12 months. In addition, the Commission requested staff to research the possibility of assisting with fines which may have been placed on the applicant during this process.

Motion by Vice Chair Gonzalez, seconded by Commissioner Brookshire, carried by a unanimous vote of the members present (6-0-0-1) Commissioner Tessier absent, adopting Resolution No. 16-003, denying Major Certificate of Appropriateness (MAJCOA 793-2015).

Staff stated the applicant had 20 days, beginning on February 4, 2016, to appeal the decision with the City Clerk.

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ITEM F-4 PUBLIC HEARING – MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 700-2015) TO ALLOW THE RETENTION OF THIRTEEN (13) VINYL WINDOWS LOCATED AT 452 W. COLUMBIA AVENUE.

Associate Planner Bechet presented a staff report regarding a request to allow the retention of thirteen (13) vinyl windows. Chair Elias opened the public hearing. The applicant, Mr. Alberto Perez, provided photographs to the Commission. He stated he purchased the home in 2012. He was not aware of the historic district's guidelines. He stated he had a limited income which would not allow for him to replace the windows. He requested the Commission allow him to retain the vinyl windows. Chair Elias closed the public hearing.

The Commission discussed and agreed to deny the request to retain thirteen (13) vinyl windows and placed a requirement that all non-permitted vinyl windows be replaced with wood sash windows consistent with the original windows on the home. All windows are to be replaced within 3 years; windows visible to the street are to be replaced within 24 months and the remainders are to be replaced within the following 12 months. In addition, the Commission requested staff to research the possibility of assisting with fines which may have been placed on the applicant during this process.

Motion by Vice Chair Gonzalez, seconded by Commissioner Brookshire, carried by a unanimous vote of the members present (6-0-0-1) Commissioner Tessier absent, adopting Resolution No. 16-004, denying Major Certificate of Appropriateness (MAJCOA 700-2015).

Staff stated the applicant had 20 days, beginning on February 4, 2016, to appeal the decision with the City Clerk.

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ITEM G:  
NEW BUSINESS:

1. Street Tree Master Plan – Public Works Department
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Public Works provided a report regarding a draft Street Tree Master Plan and requested comments and recommendations from the Commission. Commissioner Gomez suggested the plan be presented to the Historic Preservations Committees. Vice Chair Gonzalez stated a concern with the report mentioning the removal of trees which are poorly structured. He stated he did not want historic sensitive trees to be removed from the city such as the Phillips Mansion tree or the Ebell tree. In addition, he stated he would like to see the city be designated a Tree USA City. Commissioner Gallivan suggested reviewing the city's designated tree list to ensure trees which are designated are not removed.

The Commission discussed and agreed to receive and file the draft Street Tree Master Plan.

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ITEM H:  
HISTORIC PRESERVATION COMMISSION COMMUNICATIONS:

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ITEM I:  
DEVELOPMENT SERVICES MANAGER COMMUNICATIONS:

1. Minor Certificates of Appropriateness approved September 2015 through January 2016.
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ITEM J:  
ADJOURNMENT:

Chair Elias adjourned the meeting at 10:22 pm to the next regularly scheduled meeting of the Historic Preservation Commission on March 2, 2016, in the City Council Chambers.

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Brad Johnson  
Development Services Manager

UNOFFICIAL MINUTES  
POMONA HISTORIC PRESERVATION COMMISSION  
MARCH 2, 2016

CALL TO ORDER: The Historic Preservation Commission meeting was called to order at 6:30 p.m. by Vice Chair Gonzalez.

FLAG SALUTE: Commissioner Taylor led the Commission in the flag salute.

ROLL CALL: Roll was taken by Development Services Manager Johnson

COMMISSIONERS PRESENT: Vice Chair Gonzalez; Commissioners Ayala, Gallivan, Gomez, and Taylor

COMMISSIONERS ABSENT: Chair Elias (excused) Commissioner Tessier (absent)

STAFF PRESENT: Development and Neighborhood Services Director Lazzaretto, Development Services Manager Johnson, Associate Planner Gonzales, and Minutes Clerk Casey

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ITEM D:  
CITIZEN PARTICIPATION:

Dan McIntire congratulated the Historic Society of the Pomona Valley for their 100<sup>th</sup> anniversary. He stated Pomona Heritage had received valuable information from the Society over the years. In addition, he congratulated the members of the Society.

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ITEM E:  
CONSENT CALENDAR

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PUBLIC HEARINGS:

ITEM F-1 PUBLIC HEARING – MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 3321-2015) TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-STORY, SINGLE –FAMILY RESIDENCE WITH A DETACHED TWO-CAR GARAGE AND THE REMOVAL OF AN EXISTING CAMPHOR TREE LOCATED AT 436 W. ALVARADO STREET.

Associate Planner Gonzales presented a staff report regarding a request to allow the construction of a new single-family residence. In addition, he stated staff was recommending a modification to Condition No. 1 to change from requiring a 25-foot front yard setback to requiring a 35-foot front yard setback to be consistent with the other homes on the street. Vice Chair Gonzalez opened the public hearing. The property owner, Mr. Miguel Meza, agreed with the staff report and asked the Commission to approve. Vice Chair Gonzalez invited the public for comments. Ms. Tamina

Brighton, resident at the home next door at 444 W. Alvarado, requested the tree not be removed as she felt it was a historic beautiful tree that should be protected. She asked the Commission to deny the request to remove the tree. In addition, she stated she did not agree with increasing the front yard setback because it would allow less space for the tree. Mr. Dan McIntire thanked the applicant for doing a great job in replicating the existing structure. In addition, he recommended the windows be installed with wood stops rather than plastic stops, he suggested a river rock veneer on the bottom front elevation, and he expressed his love for Camphor trees and suggested a smaller setback so the tree could remain. Ms. Kathie Richter stated she felt the Camphor tree was gorgeous, suggested the driveway be situated differently to allow the tree to remain, suggested a second Arborist opinion be obtained, and suggested if removal of the tree was required that relocation be researched. Mr. Miguel Meza, property owner, agreed with utilizing wood stops rather than plastic for the windows and stated the plan was to reuse all of the rock which was on the original structure. In addition, he stated the tree was being requested to be removed due to the garage which needed to be built per today's code which required a different garage size as well as different egress/ingress. Discussion ensued regarding recommended revisions which would allow for the tree to remain. Vice Chair Gonzalez inquired whether the applicant would agree to a different garage design to allow the tree to remain. Mr. Miguel Meza, property owner, stated he would agree to a different garage design, but expressed concern regarding his limited funds as additional funds would be required for additional permits and a revised design. Development and Neighborhood Services Director Lazzaretto suggested a tandem garage which would not require much additional funds, but would require a public hearing before the Planning Commission. Vice Chair Gonzalez closed the public hearing.

The Commission discussed and agreed to modify Condition No. 1 by amending the front yard setback to allow addition room for the tree to remain. In addition, they agreed to add a condition addressing the applicant going before the Planning Commission to request a variance for the construction of the tandem garage so the tree could remain. If denied by the Planning Commission, the applicant would build per the original plans.

Motion by Commissioner Taylor, seconded by Commissioner Gallivan, carried by a unanimous vote of the members present (5-0-0-2) Chair Elias excused and Commissioner Tessier absent, adopting the Resolution No. 16-005, approving Major Certificate of Appropriateness (MAJCOA 3321-2015).

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ITEM F-2 PUBLIC HEARING – MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 3515-2015) TO ALLOW THE DEMOLITION OF TWO PRE-1945 RESIDENCES AND A DETACHED GARAGE LOCATED AT 952 E. NINTH STREET.

Associate Planner Gonzales presented a staff report regarding a request to allow the demolition of two pre-1945 residences. Vice Chair Gonzalez opened the public hearing. Mr. Richard Chen, representing the applicant, agreed with the staff report, stated the planned development would enhance the neighborhood and raise property value, and he asked the Commission to approve. Commissioner Gallivan inquired whether there were any items of architectural value which should be saved. Mr. Richard Chen stated he did not believe so, but he was in agreement with individuals visiting the site to seek salvageable items. Development Services Manager Johnson stated a

condition had been included to address salvaging items. Vice Chair Gonzalez closed the public hearing.

Motion by Vice Chair Gonzalez, seconded by Commissioner Ayala, carried by a unanimous vote of the members present (5-0-0-2) Chair Elias excused and Commissioner Tessier absent, adopting Resolution No. 16-006, approving Major Certificate of Appropriateness (MAJCOA 3515-2015).

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ITEM G:  
NEW BUSINESS:

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ITEM H:  
HISTORIC PRESERVATION COMMISSION COMMUNICATIONS:

Commissioner Gomez mentioned a conference she recently attended and stated she would like to share a document with the Commission she received regarding code of ethics for Commissioners and staff.

Vice Chair Gonzalez requested the Planning Commission's changes to the Historic Ordinance revision be highlighted for easy review, he stated concerns with the Seventh-Day Adventist Church building being wood as it was up for sale and he would not want the homeless to trespass as a fire could be started, and he requested a meeting with staff and council to discuss historic properties.

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ITEM I:  
DEVELOPMENT SERVICES MANAGER COMMUNICATIONS:

1. Minor Certificates of Appropriateness approved January 2016 through February 2016.
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ITEM J:  
ADJOURNMENT:

Vice Chair Gonzalez adjourned the meeting at 8:26 pm to the next regularly scheduled meeting of the Historic Preservation Commission on April 6, 2016, in the City Council Chambers.

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Brad Johnson  
Development Services Manager



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# CITY OF POMONA

## HISTORIC PRESERVATION

### COMMISSION

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**DATE:** APRIL 6, 2016

**TO:** HISTORIC PRESERVATION COMMISSION

**FROM:** PLANNING DIVISION

**SUBJECT:** MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 2307-2015)  
TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY  
RESIDENCE WITH A DETACHED TWO-CAR GARAGE ON A  
PROPERTY LOCATED AT 1062 N. PARK AVENUE.

#### **SUMMARY**

**Issue** – Should the Historic Preservation Commission approve Major Certificate of Appropriateness (MAJCOA 2307-2016) to allow for the construction of a new single-family residence with a detached two-car garage at 1062 N. Park Avenue in the Wilton Heights Historic District?

**Recommendation** – Staff recommends that the Historic Preservation Commission adopt the attached resolution ([Attachment 1](#)) approving Major Certificate of Appropriateness (MAJCOA 2307-2015), subject to conditions.

#### **Applicable Codes and Guidelines** –

- 1) Zoning Ordinance Section .5809-13 (Historic Preservation) adopted June 5, 1998
- 2) Historic Preservation Design Guidelines dated July 19, 1999

**Public Noticing Requirements** – At a minimum of ten (10) days prior to the 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.

**City Initiated Corrective Action** – None.

**Environmental Determination** – Pursuant to the Guidelines for Implementing California Environmental Quality Act (CEQA), the construction of a new single-family residence and two-car garage meets the criteria for a Class 3 (New Construction or Conversion of Small Structures), Section 1503 Categorical Exemption per Section 15303 (A) that consists of the construction of a

single-family residence and per Section 15303 (E) that consists of the construction of an accessory structure (garage).

## **BACKGROUND**

The property is presently a vacant lot. The site was previously occupied by a single family dwelling for which a permit to demolish was issued in March of 1985 and was finalized that same month.

### **Proposed Project**

The applicant has submitted an application for a Major Certificate of Appropriateness (MAJCOA 2307-2015) allowing the construction of a new single-story, single-family residence with a detached two-car garage.

#### *Single Family Home and Garage*

The proposed residence and detached garage have been designed to be consistent with the Craftsman architectural style. The proposed residence will be single-story on a raised foundation, rectangular in building form, and designed with a front facing gabled roof with overhanging eaves and exposed rafter tails. The residence will have a western facing entryway, sheltered by a partial-width porch. The porch will have overhanging eaves, ornamental venting with vertical detail, and cut river rock cladding. The main entry will be located on the front elevation and will have a solid wood front door. The windows of the proposed residence will have three-over-one wood framed windows with sloped wood sills. The cladding will be horizontal, five and one half inch overlap redwood siding, with five inches of reveal.

The proposed detached two-car garage will have front facing gable roof, decorative venting to match the proposed residence and front facing garage door openings with wood garage doors. The cladding will be horizontal, six-inch overlap redwood siding

## **ANALYSIS**

The proposed project includes features that are consistent with the Craftsman architectural style. Partial-width porches with the roof supported by columns that are supported by river rock are frequently displayed in Craftsman style homes. Horizontal wood cladding, overhanging eaves, decorative brackets, wider window casing are also key characteristics of the Craftsman style that are present on the proposed residence. These features are used in the proposed project to help accent the characteristics of the surrounding structures and highlight key characteristics of a Craftsman Bungalow residence.

## **Design Review**

The proposed construction is also consistent with the Design Review requirements in Section .5809-13 of the Pomona Zoning Ordinance (PZO). The Design Review consists of standards regarding the height, proportions of windows and doors, relationship of building masses and space, roof shape, scale, facades, architectural detail, articulation, and exterior mechanical equipment.

The height of the proposed structure is compatible with the height and bulk of surrounding structures and in conformance with the maximum allowable height for the applicable zoning district. The structures surrounding this property consist of a mix of single-story and two-story residences.

The relationship of the proposed building masses and spaces are consistent with the shapes and setbacks of existing adjacent structures. The roof design is also compatible with the architectural character and style of the surrounding structures. The proposed structures will have a front-gabled roof, which is commonly found in Craftsman structures.

Being that the structure will be built in the historic district, the façade will be compatible with the dominant horizontal and vertical expression (including materials and textures) of surrounding structures. The structure will also show sufficient and rhythmic repetition of architectural details so that it will blend with the façade articulation of the existing structures.

## **Ideal Approach: Design Guidelines Regarding New Construction**

Staff believes that the applicant's request is also consistent with the Ideal Preservation Approach of the Design Guidelines adopted by the City Council on July 19, 1999. The Ideal Preservation Approach encourages new construction to be compatible with surrounding structures and to help preserve the character of the district as a whole.

Compatibility is achieved through the use of new technologies, building materials, and design ideas that reflect but do not mimic historic structures. The overall mass of the proposed project will be compatible with the height and bulk of surrounding structures. The new structures will also maintain setbacks that generally prevail in the district, as well as in the existing zone. The window and door proportions and relationships of the proposed project will harmonize with the historic architecture of the existing adjacent structures. The roof of the new structures will repeat the rooflines and elements that are common to the surrounding historic district structures, especially the Craftsman Bungalow structures that are located within the immediate area. The vertical and horizontal elements of the new structure façade will echo the dominant district façade expression that is visible on the surrounding structures. Repetition of architectural details and materials will be reflected in the proposed project, giving it the particular character also portrayed in the historic district. Location of buildings on the site will also reflect the historic character of the surrounding neighborhood.

**RECOMMENDATION:**

Staff recommends that the Historic Preservation Commission approve the attached resolution approving Major Certificate of Appropriateness (MAJCOA 2307-2015).

Respectfully submitted,



---

Brad Johnson  
Development Services Manager

Prepared by,



---

Dustin Williamson  
Technical Specialist

**ATTACHMENTS:**

- 1) [Draft HPC Resolution](#)
- 2) [Location Map & Aerial Photo](#)
- 3) [Site Photographs](#)
- 4) [Reduced Plans \(8 ½" x 11"\)](#)
- 5) [Full Size Plans \(Separate cover\)](#)

# **ATTACHMENT 1: DRAFT HPC RESOLUTION**

**HPC RESOLUTION NO. 16-XXX**

**A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA APPROVING A MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 2307-2016) TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH A DETACHED TWO-CAR GARAGE LOCATED ON A PROPERTY AT 1062 NORTH PARK AVENUE IN THE WILTON HEIGHTS HISTORIC DISTRICT.**

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

**WHEREAS**, the applicant, Rafael Amesquita, have submitted a proposed Major Certificate of Appropriateness (MAJCOA 2307-2015) to allow for the construction of a new single-story single-family residence with a detached two-car garage located at 1062 N. Park Avenue in the Wilton Heights Historic District;

**WHEREAS**, the residences in the immediate vicinity are primarily rated as being contributing structures;

**WHEREAS**, the proposed construction requires the approval of a Major Certificate of Appropriateness by the Historic Preservation Commission;

**WHEREAS**, the City Council approved the Historic Preservation Design Guidelines on July 19, 1999;

**WHEREAS**, the architectural style of the proposed structure is consistent with Craftsman structures built during the early 20<sup>th</sup> century in Southern California;

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

**NOW THEREFORE, BE IT HEREBY RESOLVED:**

**SECTION 1.** The Historic Preservation Commission exercising independent judgement finds that, pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project meets the criteria for a Class 3 (New Construction, Section 15303 Categorical exemption, in that the project is for the new construction of one single-family dwelling, which is less intense than allowed under Subsection (a) of Section 15303, which exempts up three single-family residences in an urbanized area. The Historic Preservation Commission further finds that the proposed project will not have a significant effect of the environment.

**SECTION 2.** Section .5809-13.F.6 of the Pomona Zoning Ordinance requires the Historic Preservation Commission to make findings to approve a Major Certificate of Appropriateness. The Historic Preservation Commission hereby makes the following findings:

- a. *The proposed change will not adversely affect and significant historical, cultural, architectural, or aesthetic features of the concerned property or the historic district in which it is located.*

The new dwelling unit and the new two-car garage have been designed with architectural details consistent with the Craftsman style. Because many of the surrounding structures were built in the same style or within the same early 20<sup>th</sup> century time period, the proposed structures will not adversely affect the surrounding district.

- b. *The proposed change is compatible in architectural style with existing adjacent contributing structures in an historic district.*

The proposed single-family unit is a Craftsman Bungalow and garage is designed to be consistent with that style of architecture. Several contributing structures built in the Craftsman Bungalow architectural style are located in the immediate area of the proposed project. As such, the structure will be consistent with the adjacent structures in the historic district.

- c. *The proposed change is consistent with the building as specified in subsection 5 herein, Design Review.*

The proposed project is the construction of a single-family Craftsman Bungalow. The architectural style of the structure is consistent with Craftsman Bungalow built during the early part of the 20<sup>th</sup> century and with the main period of construction of the structures within the Wilton Heights Historic District. The structure also reflects the architectural design of contributing structures within the surrounding historic district in terms of massing, window and door proportions, height, roof shape, scale, façade expression and direction, and rhythm and articulation. Therefore, the proposed project is consistent and fulfills the required standards that are listed in the Design Guidelines.

- d. *The scale, massing, proportions, materials, textures, fenestration, decorative features, and details proposed are consistent with the period and/or compatible with adjacent structures.*

Details and features of the proposed structure are consistent with California Bungalows built during the early 1900s in Southern California. The proposed structure is also compatible with the surrounding structures in that the applicant has included details such as horizontal wood shiplap siding, floor-to-ceiling porch supports, raised foundation, and wood-framed windows found on adjacent structures in the historic district.

**SECTION 3.** The Historic Preservation Commission hereby approves Major Certificate of Appropriateness (MAJCOA 2307-2015) for the construction of a new single-story single-family residence with a detached two-car garage with the following conditions:

1. The subject property shall be developed and/or used in the manner requested and shall be in substantial conformity with the plans approved by the Historic Preservation Commission on April 6, 2016, in accordance with the revisions and/or additional conditions specifically required in this resolution of approval.
2. This approval shall lapse and become void if the privileged authorized are not utilized through some form of construction pursuant to issuance of a building permit within eighteen (18) months from the date of approval (October 6, 2017).
3. The applicant shall include copies of all approved resolutions related to the project, which shall be placed on the title sheet of construction plans prior to plan check submittal
4. Prior to issuance of building permits, the applicant shall submit a detailed landscaping plan in conformance with the State Model Water Efficient Landscape Ordinance and Section .503-J of the Pomona Zoning Ordinance.
5. Prior to issuance of a certificate of occupancy, landscaping shall provide adequate coverage and density, subject to the approval of the Development Services Manager.
6. In the event that conditions imposed by the Historic Preservation Commission are inconsistent with provisions of the California Code of Regulations, Title 24 (also known as the California Building Standards Code) or any uniform construction code applicable within this jurisdiction, such conditions of the Historic Preservation Commission shall be waived in favor of such code.

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

**APPROVED AND PASSED THIS 6<sup>TH</sup> DAY OF APRIL, 2016.**

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MITCH ELIAS  
HISTORIC PRESERVATION COMMISSION  
CHAIRPERSON

**ATTEST:**

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BRAD JOHNSON

MAJCOA 2307-2015

HPC Resolution No.

Page 4 of 4

HISTORIC PRESERVATION COMMISSION SECRETARY  
STATE OF CALIFORNIA)  
COUNTY OF LOS ANGELES)  
CITY OF POMONA)

AYES:

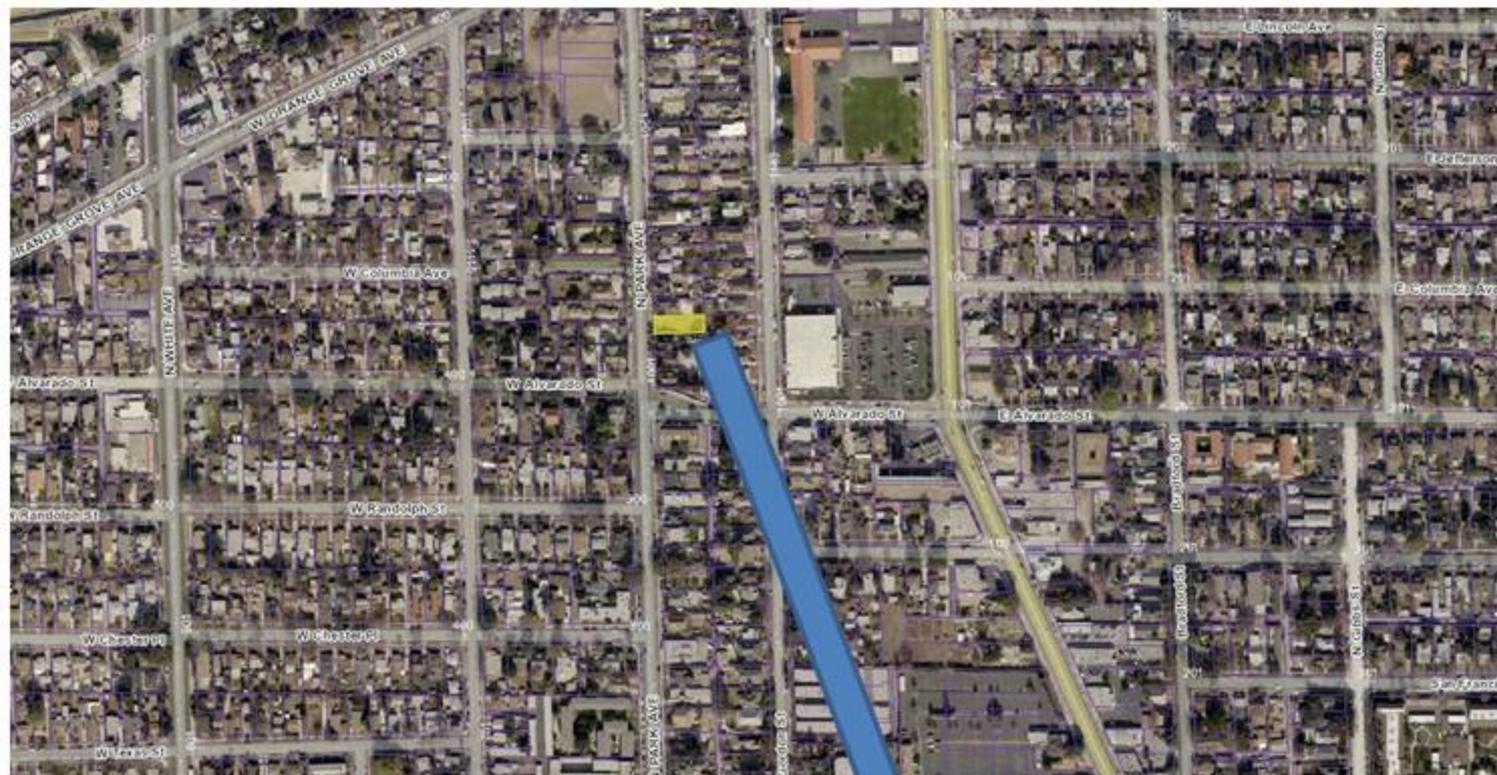
NOES:

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 Sec. 1094.6 C.C.P.

## **ATTACHMENT 2: LOCATION MAP & AERIAL PHOTO**



## **ATTACHMENT 3: SITE PHOTOGRAPHS**

# Facing North West on Subject Property



# Rear of Subject Property



# Facing North on Subject Property



# View of Subject Property from Street



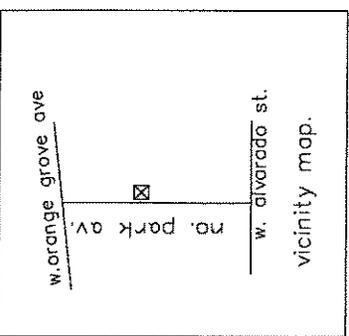
**ATTACHMENT 4: REDUCED PLANS (8 1/2 ' x 11')**

RECEIVED  
MAR 03 2016

ADDRESS	1062 N. Park. Ave. pomona ca.
DESCRIPTION	NEW single family dwelling And New 2 Car Garage
OWNER	pyramid investment inc. 328 citrus ave covina ca. 91723
PREPARED BY:	METRO DESIGN CO RALPH AMESQUITA 562-824-5522

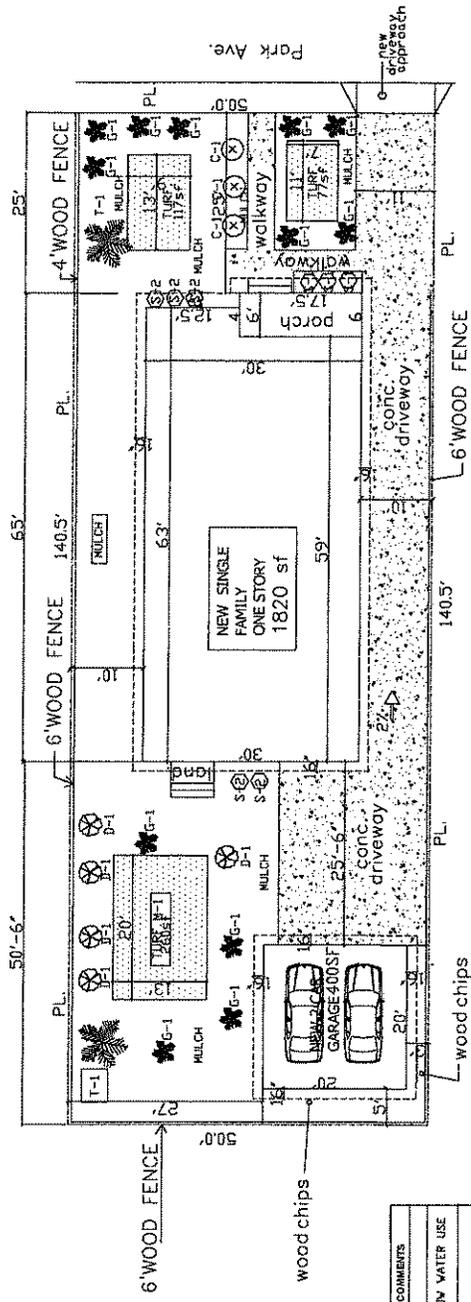
<p>OCCUPANCY SINGLE FAMILY R3 DWELLING U GARAGE U NO. OF STORIES: 1</p> <p>LEGAL DESCRIPTION: BLK 174 LOT 5 a.p.n. 8339-031-005</p>	<p>PROJECT DATA: LOT SIZE: 7025 SF ZONE: POR1 CONSTRUCTION TYPE: V-B BUILDING HEIGHT: 17'-0" NO. OF STORIES: one</p> <p>BUILDING SUMMARY area of SFD 1820sf area of garage 400sf area of porch 105sf</p>
---	--

LOT COVERAGE	
lot size	70250 sf
NEW residence	1820 sf
NEW garage	400 sf
new porch	105 sf
total lot coverage	2325/7025=33%



- Applicable codes:
- 2014 california residential code
  - 2014 los angeles building code
  - 2014 los angeles municipal code.
  - 2014 california electrical code
  - 2014 california plumbing code
  - 2014 california energy code
  - 2014 california green building standards code.

LANDSCAPING AREA... 2322 SF  
25%=580SF turf allowed. 454sf provided.  
75%=1742SF DROUGHT TOLERANT SPECIES



PLOT PLAN 1/8" = 1' - 0"

PL PROPERTY LINE

water heater

automatic IRRIGATION AREA

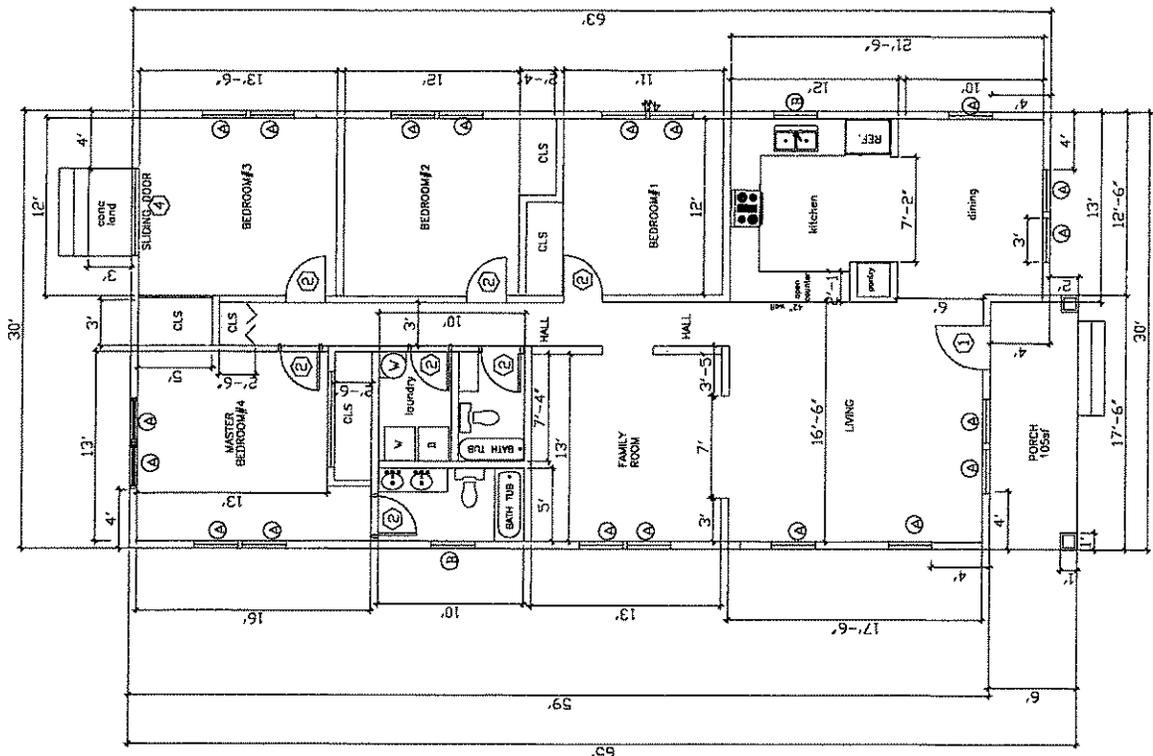
concrete

LANDSCAPE PLAN LEGEND:

○	SHRUB
●	TREE
⊗	GROUND COVER

DROUGHT TOLERANT LANDSCAPING

SYMBOL	COMMON NAME	SIZE	SPACING	COMMENTS
T-1	LITTLE LEAF PALMVERBE	36" BDB		LDV WATER USE
S-2	COAST ROSEMARY	1 GAL	8' 24"	LDV WATER USE
S-1	TOYON	1 GAL	8' 24"	LDV WATER USE
GROUND COVER	MULCH			
TURF	STAGSUTIN GRASS.			LDV WATER USE
D-1	YELLOW DAFFILY	1 GAL	8' 48"	MEDIUM USE
D-1	BEAR GRASS	1 GAL	8' 48"	LDV WATER USE
C-1	COYOTE BRUSH	1 GAL	8' 48"	LDV WATER USE



FLOOR PLAN 1/4" = 1'-0"  
1820 sf

REVISIONS	BY

PLANS DRAWN BY:  
METRO DESIGN CO.  
P.O. BOX 2761  
DUNSMITH, CA 90240  
PHONE: (909)

RESIDENTIAL &  
COMMERCIAL DESIGN

GENERAL NOTES:  
OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.  
ALL DIMENSIONS SHOWN ARE TO FACE UNLESS NOTED OTHERWISE.  
ALL FINISHES TO BE SPECIFIED BY THE OWNER.

Project:  
NEW BRINGLE FAMILY

Sheet Title:  
FLOOR PLAN

PROJECT FOR:  
PYRAMID INVESTMENT  
Project:  
Address:  
1082 NO PARK AVE.  
POMONA CA.

Checked:  
Job no.:  
Drawn:  
SUBJECT:

A2

DOOR SCHEDULE	COMMENTS
NO	SIZE TYPE
1	36X80 SOLID CORE SOLID WOOD.
2	32X80 HOLLOW CORE PREFABRICATED
4	72X80 FRENCH DOORS SOLID WOOD.
EXTERIOR DOOR MANUFACTURER MODEL MAINDOOR CORPORATION, CRAFTSMAN COLLECTION	
FRENCH DOORS MANUFACTURER MODEL JELD WEN WOOD PATIO DOOR.	

WINDOW SCHEDULE	COMMENTS
No.	SIZE TYPE
A	3X5 WOOD HUNG wood sash window w/divided lites. with sloped window sill
B	3X3 WOOD HUNG wood sash window w/divided lites. with sloped window sill
WINDOW MANUFACTURER MODEL ANDERSON WOODRIGHT WINDOWS. 400 SERIES	

NOTE: ALL WINDOW TO BE DUAL GLAZED

(F)	50 CFM TO OUTSIDE WITH HUMIDISTAT. ENERGY STAR RATED.
(S)	SMOKE DETECTOR HARDWIRED WITH BATTERY BACK UP.
CL	CLOSET
(FL)	FLOURESCENT LIGHT
(WH)	WATER HEATER 50 GALLONS. STRAPPED TO WALL
(FURN)	GRAVITY WALL FURNACE CAPACITY, 35000 BTU/HR.
(W/D)	WASHER & DRYER
(CA)	CARBON MONOXIDE ALARM

REVISIONS	BY

PLANS DRAWN BY:  
**METEO DESIGN CO.**  
 P.O. BOX 27161  
 DUNNEY, CA 90640  
 PHONE: (562)

**RESIDENTIAL &  
 COMMERCIAL DESIGN**

**GENERAL NOTES**

1. ALL MATERIALS TO BE USED SHALL BE OF THE QUALITY AND TYPE SPECIFIED OR SHOWN ON THESE PLANS.  
 2. ALL MATERIALS TO BE USED SHALL BE OF THE QUALITY AND TYPE SPECIFIED OR SHOWN ON THESE PLANS.  
 3. ALL MATERIALS TO BE USED SHALL BE OF THE QUALITY AND TYPE SPECIFIED OR SHOWN ON THESE PLANS.  
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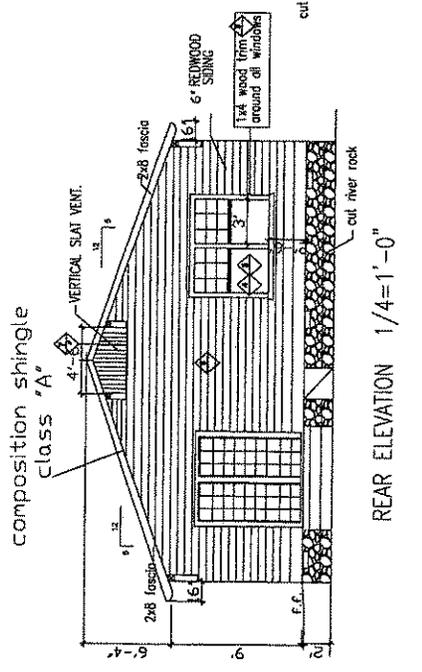
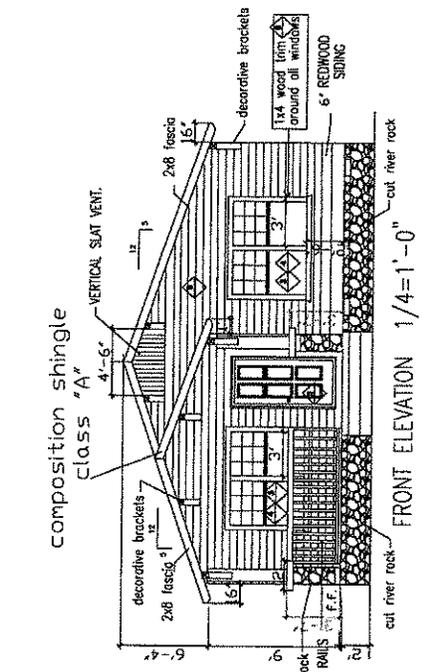
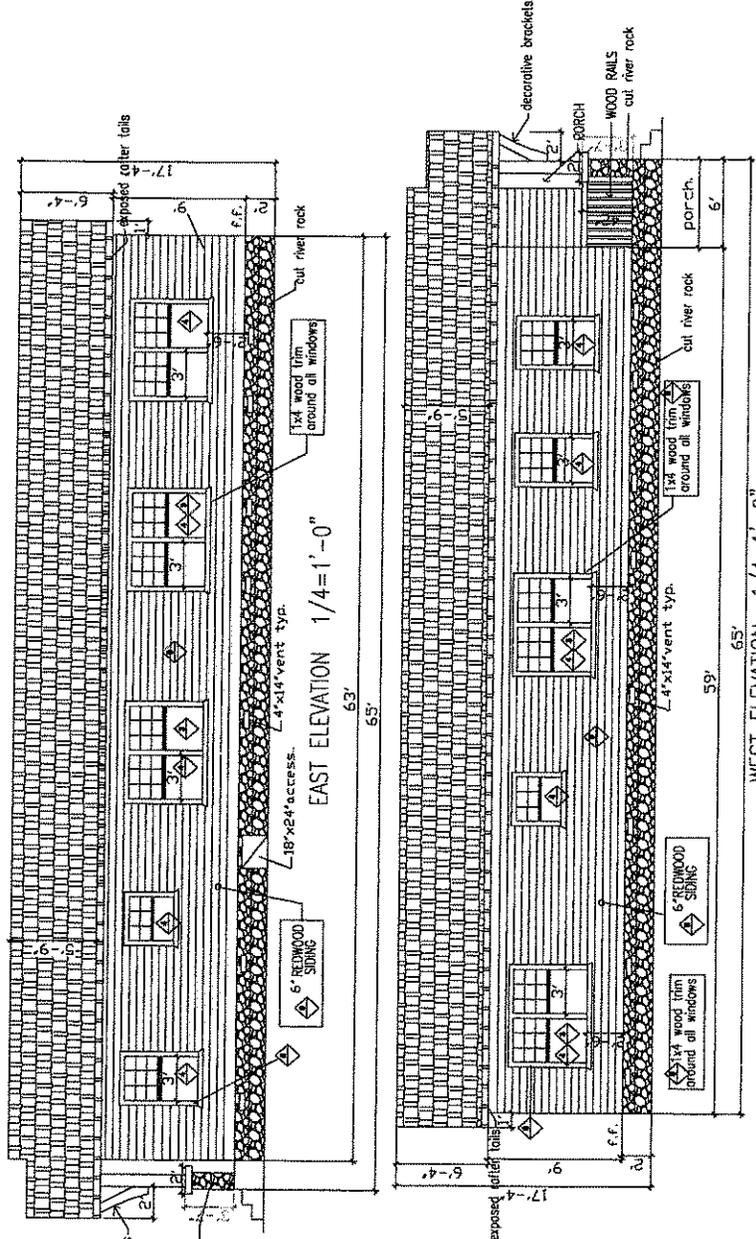
Project:  
**NEW SINGLE FAMILY**

Sheet Title:  
**ELEVATIONS**

PROJECT FOR:  
**PYRAMID INVESTMENT**  
 Project:  
 Address:  
**1082 NO PARK AVE.  
 POMONA CA.**

Checked  
 Job no.  
 Drawn  
 SHEET:

**A3**



- ELEVATION KEYNOTES**
- ◊ wood door
  - ◊ WINDOW PER WINDOW SCHEDULE
  - ◊ wood windows with wood sash window w/divided lites, with a stopped window sill.
  - ◊ 4" EXTERIOR WINDOW TRIM
  - ◊ VERTICAL SLAT VENT
  - ◊ RECTANGULAR LOUVER VENTS
  - ◊ 6" REDWOOD SIDING/1/2" inch overlap.

REVISIONS	BY

PLANS DRAWN BY:  
**METRO DESIGN CO.**  
 P.O. BOX 2781  
 BURNET, CA. 90640  
 PHONE: (805)  

**RESIDENTIAL &  
 COMMERCIAL DESIGN**

**GENERAL NOTES**

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.  
 2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF SITE PRIOR TO CONSTRUCTION.  
 3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM LOCAL AGENCIES.  
 4. CONTRACTOR TO MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED.  
 5. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
 6. CONTRACTOR TO MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.  
 7. CONTRACTOR TO MAINTAIN ALL NECESSARY RECORDS AND DOCUMENTATION.  
 8. CONTRACTOR TO MAINTAIN ALL NECESSARY RECORDS AND DOCUMENTATION.  
 9. CONTRACTOR TO MAINTAIN ALL NECESSARY RECORDS AND DOCUMENTATION.  
 10. CONTRACTOR TO MAINTAIN ALL NECESSARY RECORDS AND DOCUMENTATION.

Project: **new garage**

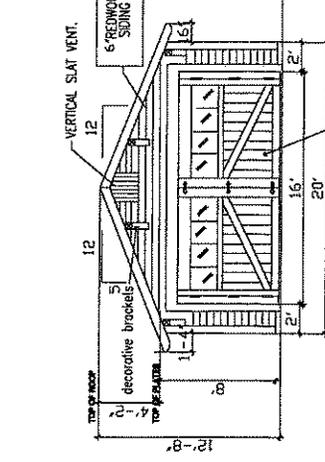
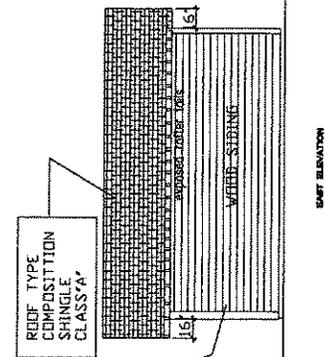
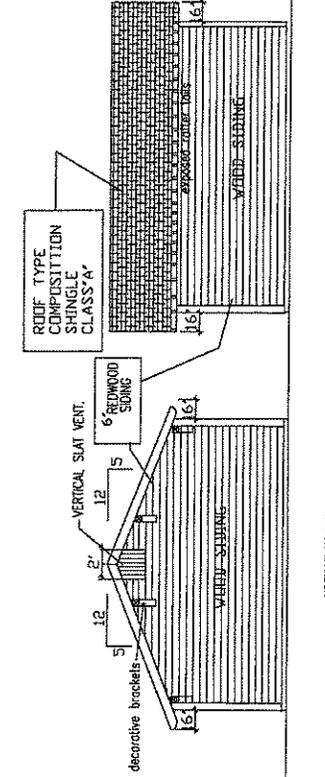
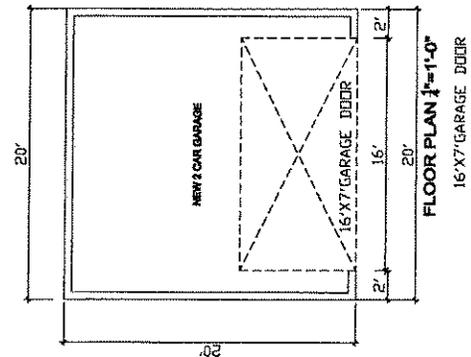
Sheet Title: **ELEVATIONS**

PROJECT FOR: **PYRAMID INVESTMENT**

Project Address: **1002 HO PARK AVE. POKONA CA.**

Checked:    
 Job no.    
 Drawn:  

SHEET: **G1**



WEST ELEVATION SCALE 1/4"=1'-0"

NORTH ELEVATION SCALE 1/4"=1'-0"

EAST ELEVATION SCALE 1/4"=1'-0"

SOUTH ELEVATION SCALE 1/4"=1'-0"

**ATTACHMENT 5: FULL SIZE PLANS (SEPARATE  
COVER)**



# MEMORANDUM

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**TO: HISTORIC PRESERVATION COMMISSION**

**FROM: BRAD JOHNSON, DEVELOPMENT SERVICES MANAGER**

**SUBJECT: CERTIFICATE OF APPROPRIATENESS APPROVALS FOR MINOR ALTERATIONS**

SITE ADDRESS	APPLICANT NAME	DESCRIPTION OF PROJECT	DATE APPROVED
241 E. Jefferson Avenue	Anna Martinez	To trim four trees in the front and side yard.	2/11/16
835 N. Gordon Street	Morna Nelandir	To allow the re-roof of detached garage and existing second dwelling unit.	2/22/16
607 N. Gordon Street	Cristina Ionescu	Fire damage repair to roof and eaves; roof cover, siding, and decorative elements will be replaced like for like.	3/1/16
244 E. Pasadena Avenue	John Hollander	For a roof change on a property in the Lincoln Park Historic District (like for like comp shingles)	3/2/16