



Staff Report

City of Pomona Historic Preservation Commission

April 1, 2026

FILE NO: MAJCOA-000774-2024

A request for a Certificate of Appropriateness for the construction of one new accessory dwelling unit & one new accessory dwelling unit garage conversion and addition on existing multi-family property of a contributing resource within the Wilton Heights Historic District.

ADDRESS: 576 Texas Street (APN:8340020009)

APPLICANT: Ana Gonzalez Zelaya and Pablo Gonzalez

PROJECT PLANNER: Alina Barron, Senior Planner

ENVIRONMENTAL REVIEW: This project is exempt for the California Environmental Quality Act (CEQA) pursuant to Section 15331, Class 31 (Historical Resource Restoration and Rehabilitation) and Section 15301, Class 1 (Existing Facilities) of the California CEQA Guidelines.

RECOMMENDATION: Approve File No. MAJCOA-000774-2024 and adopt HPC Resolution No. 26-015 (Attachment 1).

Project Information:

GENERAL PLAN DISTRICT: Neighborhood Edge

ZONING DISTRICT: Neighborhood Edge District 1 (NED1-H)

TRANSECT: T4-B

HISTORIC DISTRICT: Wilton Heights Historic District

GENERAL PLAN HOUSING DENSITY: 30 DU/AC

COUNCIL DISTRICT: District 1

Property Location & Background:

The property, located at 576 Texas Street, is considered a contributing property to the Wilton Heights Historic District and is located within the northwest quadrant of the city. The site is located south of W. Alvarado Street and north of W. Holt Avenue. The subject site was identified in the 1993 Citywide Historic Resources Survey as contributing noting few alterations and marking the overall condition of the structure as "good" (Attachment No. 2). According to City records during the formation of the Wilton Heights Historic District, the 500 block of Texas Street, East of White Avenue, was not included in Wilton Heights Historic District Survey but ultimately included in the final recording of the district. Photographs of the site have been provided for the Commission's review (Attachment No. 3).

Architectural Style & Description:

The primary structure has an estimated construction date of 1928 and fits the Colonial Revival architectural style.

RELEVANT ALTERATIONS

- 1) 1939, Reroof
- 2) 1948, Conversion of Second Floor into Second Unit
- 3) 1965, Reroof
- 4) 2005, Exterior Staircase
- 5) 2021, Addition to the ground-story, 309 SF

CHARACTER-DEFINING FEATURES:

- 1) One-story configuration
- 2) Cross gabled roof
- 3) Exposed Rafters
- 4) Stucco siding

Existing Conditions

According to the Los Angeles County Assessor's Portal, the lot is approximately 7,679 +/- square feet. The project site is currently developed with 2,011 square foot two-story duplex and 708 square foot detached garage. According to the Los Angeles County Assessor's Office and Building & Safety's records the structure was effectively built in 1928. In 2021, the subject property received a retroactive approval a for Major Certificate of Appropriateness to allow a 309 square foot addition to the rear of the primary structure (MAJCOA-14030-2020).

Design Review:

The proposed request includes two projects, (1) a new accessory dwelling unit, and (2) a garage accessory dwelling unit (ADU) conversion with an addition (Attachment No.4). Though the property is contributing to the Wilton Heights Historic District, the proposed scope of work is considered a *Building Type 1 - Limited Detached ADU on Multi-Unit Lot*, which limits the scope of design review on such projects to only building height and consistency with Secretary of Interior Standards.

ACCESSORY DWELLING UNIT #1, NEW CONSTRUCTION

Location & Visibility

The applicant is proposing a new 667 SF ADU setback 56'-5" from right-of-way along Texas Street. Since the proposed ADU will be placed to the front of the existing garage that is proposed for conversion, the applicant is proposing a garage door on the north façade facing Texas Street. This garage door will not be operable, it is intended to help preserve the character of the neighborhood and access to the ADU will be oriented to the interior of the site along the west elevation. There will be a building separation of 6' between the primary structure and the ADU, the minimum required per Building Code.

Design

The ADU is proposing to match the existing structure in terms of color, wood siding, roofing, trim, and overall architectural style & detailing, but is proposing wood-clad vinyl windows. Only one window is proposed to be visible from the right-of-way. The proposed height of the ADU is 11'-0" and sits 13' below the height of the 2-story primary structure. This height is compatible with the height and bulk of surrounding structures and in conformance with the maximum allowable heights in the NED1-H district and ADU Ordinance standards.

ACCESSORY DWELLING UNIT #2, GARAGE CONVERSION + ADDITION

Location, Size, & Visibility

The applicant is proposing the conversion of an existing 708 +/- SF garage into an ADU with an addition. The proposed ADU with the addition is 1,195 +/- SF. This ADU is setback more than 100 feet away from the right-of-way along Texas Street and is proposed to be located along the southern property line to the rear of the ADU #1. To accommodate ADU standards, two walls of the existing garage (south & east elevation) are proposed to be relocated to meet the requirements of ADU standards. The ADU will not be visible from the right-of-way beyond the roofline and is to the rear of ADU #1 and the primary structure. There will be a building separation of 6' between the primary structure and the ADU, the minimum required per Building Code.

Design

The ADU is proposing to match the existing structure in terms of color, wood siding, roofing, trim, and overall architectural style & detailing, but is proposing wood-clad vinyl windows. No part of the structure will be visible from the right-of-way, beyond the roofline. The proposed height of the ADU is 12'-9" and sits below the height of the two-story primary structure. This height is compatible with the height and bulk of surrounding structures and in conformance with the maximum allowable heights in the NED1-H district and ADU Ordinance standards.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

The Historic Preservation Ordinance provide that the Commission be guided by the latest Rehabilitation Standards contained in the Secretary of the Interior's Standards for the Treatment of Historic Properties. Staff reviewed the project for compliance with the applicable standards below:

- 1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The property will remain a residential property and will maintain a detached primary structure. The existing garage, currently utilized for storage, will change occupancy type, but the structure blocking visibility from the converted garage will include a garage door to maintain the same relationship from the public right-of-way.

- 2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

The accessory dwelling unit that is proposed for garage conversion will retain and preserve the existing features.

- 3) Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

There will not be any addition of conjectural features or elements to the contributing resource that may create a false sense of historical development. All elements for the proposed ADUs are guided by the features found on the primary dwelling unit.

- 4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.

All elements of the property that have historic significance in their own right will be retained and preserved.

- 5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

All distinctive materials, features, finishes, and construction techniques will be preserved.

- 6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The designated structure will retain its historic status and architectural elements, only necessary relocation and demolition for the accommodation of housing will be made.

- 7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The proposed scope does not include chemical or physical treatment to any existing historic materials.

- 8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project will not have an impact on any potential archeological resources.

- 9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The designated structure will retain its historic status and architectural elements, only necessary relocation and demolition for the accommodation of housing will be made.

- 10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Should the project be removed in the future, it will not impair the property as it will be constructed detached from the primary structure and located in the rear.

POMONA HISTORIC PRESERVATION GUIDELINES:

Chapter 3: Updating Your Historic Building of the Pomona Guide to Historic Preservation includes many guidelines and standards for Accessory Dwelling Units (ADUs), all of which are being met by the proposed building. These include, but are not limited to, the following

1. Architectural Style

Architectural style, architectural detailing, construction materials, finishes, and colors, door trim and style, and window trim and style (grid pattern, frame thickness, opening direction, etc.) must be the same as the existing structure.

The proposed ADUs are intentionally designed to have the architectural detailing, materials, finishes, colors, and style consistent with the primary structure. The design includes the implementation of clapboard wood siding, double-hung wood windows, color, and roofing materials to match the existing dwelling.

2. Compliance with ADU Ordinance.

The following ADUs are considered a *Type 1 – Building Permit Only, Limited Detached ADU on Multi-Unit Lot* subject to Pomona Zoning and Development Code Section 830.A.(5) General ADU and JADU requirements. Below is the compliance determination for the proposed project with the applicable architectural design standards.

General ADU & JADU Requirements, Architectural Design Standards		
Standard	Applicable Requirement	Compliance Determination
a. Height	A detached ADU created on a lot with an existing or proposed multifamily dwelling that has more than one story above grade may not exceed 18 feet in height.	Compliant

In compliance with California Government Code Sec. 65852.2 and 65852.22, the proposed ADUs are not subject to Section 830.A.(6) Specific ADU Requirements.

3. Entry Requirements

The entry of an ADU shall face the interior of the property and not be visible from the street to the extent feasible.

The west façade on the ADU that will be visible from Texas Street will mimic the appearance of a garage by retaining a wooden garage door. No entries to the ADUs will be visible from the public right-of-way.

Required Findings:

The findings required in Section 1190.D.4. of the Pomona Zoning and Development Code for Certificates of Appropriateness are contained in the attached, HPC Resolution No. 26-016.

Public Noticing:

On Friday, March 20, 2026, a public hearing notice was mailed to the applicant and all owners and occupants of properties located within a 400 ft radius from the subject site (Attachment No. 5). The item was also published in the Inland Valley Daily Bulletin. As of the date of this report, Staff has not received correspondence regarding the proposed project.

Environmental Review:

Pursuant to the provisions of CEQA (Public Resources Code, Section 21084 et. seq.), the guidelines include a list of classes of projects which have been determined not to have a significant effect on the environment, and which shall, therefore, be exempt from the provisions of CEQA. Staff is recommending the Historic Preservation Commission determine the project categorically exempt in compliance with Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historic Rehabilitation) in that the project consists of the construction of a small structures and a garage conversion and is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. The proposed project described above hereby meets the guidelines for a Categorical Exemption, therefore, no further environmental review is required.

Conditions of Approval:

The Conditions of Approval are contained in the attached resolution (Attachment No. 1).

Conclusion:

The design of the accessory dwelling units have been deemed to be compatible with the style of the existing property and will not detract from the historic value of the site and its surrounding neighborhood. This determination is informed by the careful consideration of architectural elements and scale intended to match the historic integrity of the site and preserve the character of the surrounding neighborhood.

Attachments:

1. HPC Resolution No. 26-016
2. Citywide Historic Resources Inventory Survey, 1993
3. Site Photographs
4. Proposed Architectural Plans
5. Public Noticing Packet