

DRAFT HPC RESOLUTION NO. 25-037

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA-000453-2025) FOR THE CONSTRUCTION OF A NEW DETACHED 998 SQUARE-FOOT ACCESSORY DWELLING UNIT (ADU) WITH AN 88 SQUARE-FOOT PORCH AT THE REAR OF A CONTRIBUTING RESOURCE LOCATED AT 566 E. JEFFERSON AVENUE WITHIN THE LINCOLN PARK HISTORIC DISTRICT (APN: 8338-028-005).

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

WHEREAS, the applicant, Steven Shi, has submitted an application for a Major Certificate of Appropriateness (MAJCOA-000453-2025) for the construction of a new detached 998 square-foot accessory dwelling unit (ADU) with an 88 square-foot porch at the rear of a property located at 566 E. Jefferson Avenue;

WHEREAS, the residential structure at the site was originally constructed in 1922 in the Craftsman Bungalow style of architecture;

WHEREAS, the subject property is a contributing resource to the Lincoln Park Historic District, which was designated as a historic district by the Pomona City Council on May 4, 1998;

WHEREAS, the construction of accessory structures at a contributing resource within a designated historic district requires the Historic Preservation Commission to approve a Major Certificate of Appropriateness prior to the issuance of building permits;

WHEREAS, the Historic Preservation Commission must make findings as described in Section .1190.D.4 of the Zoning Ordinance to approve a Major Certificate of Appropriateness for the construction of accessory structures at a contributing resource located in a historic district;

WHEREAS, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public hearing on November 5, 2025 concerning the requested Major Certificate of Appropriateness (MAJCOA-000065-2025); and

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

NOW THEREFORE, BE IT HEREBY RESOLVED by the Historic Preservation Commission of the City of Pomona, California, as follows:

SECTION 1. The Historic Preservation Commission hereby determines that, pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the proposed project meets the criteria of a Class 1 (Existing Facilities), Section 15301(e)(1); and Class 31 (Historic Resource Restoration/Rehabilitation), Section 15331 in that the project consists of the construction of a detached accessory structure and will not cause a substantial adverse change in the significance of a historical resource.

SECTION 2. Section. .1190.D.4. of the Pomona Zoning & Development Code requires the Historic Preservation Commission to make findings to approve a Major Certificate of Appropriateness. The Historic Preservation Commission hereby makes the following findings:

1. *The proposed alteration, restoration, relocation, or construction, in whole or in part, will not detrimentally change, destroy, or adversely affect any significant or character-defining feature of the resource.*

The scope of the proposed project includes the construction of a new accessory dwelling unit that is detached from the contributing historic resource on the site. The primary structure is not proposed to be altered. The proposed accessory structure has been designed to match the Craftsman Bungalow architectural style of the primary dwelling and continues many of the character-defining features of this style. The accessory dwelling unit (ADU) is to be shorter in height than the primary structure. The proposed accessory structure is located at the rear of the site and will not be visible from the street. Therefore this project will not detrimentally change, destroy, or adversely affect any significant or character-defining feature of the resource.

2. *The proposed alteration, restoration, relocation, or construction, in whole or in part, will not detrimentally change, destroy, or adversely affect the historic character or value of the resource.*

The scope of the proposed project includes the construction of a new accessory dwelling unit that is detached from the contributing historic resource on the site. The primary structure is not proposed to be altered. The proposed accessory structure has been designed to match the Craftsman Bungalow architectural style of the primary dwelling with many character-defining features of the primary home being continued into design of the proposed structure. The proposed accessory structure is located at the rear of the site and will not be visible from the street. Therefore this project will not detrimentally change, destroy, or adversely affect the historic character or value of the resource.

SECTION 3. The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA-000453-2025) for a new, detached 998 square-foot accessory dwelling unit and 88 square-foot porch at the rear of a contributing resource within the Lincoln Park Historic District with the following conditions:

1. Time Limits. The Certificate of Appropriateness shall become void twelve (12) months from the date of approval (November 5, 2026) unless a building permit has been issued and work authorized by this approval has commenced prior to the expiration date and is diligently pursued to completion.
2. The proposed project shall be built in compliance with the approved plans on file with the Planning Division.
3. Any deviation from the approved plans, shall require modification to the Certificate of Appropriateness and require approval of the Planning Division and, if necessary, the Historic Preservation Commission.
4. All project conditions shall be imprinted on the title sheet of the construction drawings. The approved set of plans shall be retained on-site for review by Building Inspectors during the course of construction.
5. 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.
6. Prior to Occupancy the Planning Division shall inspect the premises to ensure the Conditions of Approval have been met and that the project has been constructed per the approved plans.
7. Construction Activities:

Hours of construction activity shall be limited to:

7:00 a.m. to 8:00 p.m., Monday through Saturday

(There shall be no construction allowed on Sunday or on any Federal or State Holiday)

8. Violation of any of the conditions of this permit shall be cause for revocation and termination of all rights thereunder.
9. All windows on the accessory structure shall be wooden and be either single or double hung to match the style and material that was original to the Craftsman Bungalow style of the primary home. Plans must indicate such prior to the issuance of a building permit.
10. All windows and doors shall have a matching trim to that of the existing primary home.

11. The style (i.e. frame thickness, opening direction, etc.) and fenestration of new windows and doors shall match those of the existing building. Submit a cut sheet(s) of all the window types to be used to Planning for review and approval prior to issuance of building permit.
12. If new roof venting is required, the vents shall be low profile vents to minimize the visual impact.
13. Eave overhangs shall match the dimensions and architectural detailing of the existing structure. This includes the matching exposed rafters that are present on the primary structure.
14. All windows and exterior doors shall have a recessed opening to match existing.
15. Any changes to the paint color(s) approved as part of this project shall be selected from a period appropriate palette and shall require approval of the Planning Division
16. Gable ends shall match the decorative pattern detailing of the existing primary structure.
17. The columns on the ADU shall match the dimensions of the existing columns on the front porch of the house.
18. The applicant shall obtain a building permit prior to any demolition or construction.
19. All ground and roof-mounted mechanical equipment is required to be fully screened from view. Upon final inspection, Planning Division staff may require additional screening if warranted, through either landscaping, walls or a combination thereof.

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

APPROVED AND PASSED THIS 5th DAY OF NOVEMBER 2025.

ANGELA KELLER
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

GEOFFREY STARNES, AICP, AIA, LEED AP
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 California Code of Civil Procedure Section 1094.6.