

DRAFT HPC RESOLUTION NO. 25-020

A RESOLUTION OF THE CITY OF POMONA HISTORIC PRESERVATION COMMISSION, CALIFORNIA, APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA-000360-2025) TO LEGALIZE TWENTY-FOUR (24) UNPERMITTED VINYL-FRAMED WINDOWS ON THE PRIMARY STRUCTURE OF A CONTRIBUTING RESOURCE LOCATED AT 1515 GANESHA PLACE WITHIN THE HACIENDA PARK HISTORIC DISTRICT (APN: 8359-018-023)

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

WHEREAS, the applicant, Cassie Hau, submitted an application for a Major Certificate of Appropriateness (MAJCOA-000360-2025) to retroactively approve the installation of twenty-four (24) existing unpermitted vinyl-framed windows on a primary structure of a contributing resource located at 1515 Ganesha Place;

WHEREAS, the primary residential structure at the site was originally constructed in 1947 in the Minimal Traditional style of architecture;

WHEREAS, the subject property is a contributing resource to the Hacienda Park Historic District, which was designated as a historic district by the Pomona City Council on October 6, 2003;

WHEREAS, the now-replaced, original, wood windows were identified as a character-defining feature of this contributing resource by the Hacienda Park Historic District survey;

WHEREAS, the City Council approved a Mills Act Contract for this contributing resource on December 1, 2025;

WHEREAS, the associated Rehabilitation Plan of the approved Mills Act Contract of the subject property includes the removal of all non-original window elements and replace with windows that are composed of a material that is more appropriate to the style of the home;

WHEREAS, projects that alter or have the potential to alter character-defining features and/or the historic character of historic resources, such as alterations that do not meet applicable design standards and guidelines, require 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 Pomona Zoning & Development Code to approve a Major Certificate of Appropriateness for the installation of vinyl windows on a primary structure 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 July 2, 2025, August 6, 2025, and February 4, 2026, concerning the requested Major Certificate of Appropriateness (MAJCOA-000360-2025); 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 Environmental Quality Act (CEQA), the proposed project meets the criteria of a Class 31 (Historic Rehabilitation) and Section 15331 Categorical Exemption per Section 15301(e) in that the project is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. Therefore, the project will not cause a substantial adverse change in the significance of a historical resource and will not require further environmental review.

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 proposed legalization of the twenty-four (24) existing vinyl-framed windows will not result in the loss of a significant or character-defining feature as the windows will be a temporary feature of the home until their replacement with historically compatible windows as required by the approved Rehabilitation Plan of the associated Mills Act Contract. The original single-paned, double-hung, wood framed windows were a significant and character-defining feature of the Minimal Traditional style of architecture of the single-family home, the primary structure on site; the existing windows keep the same dimensions of the previous original windows and will be painted brown to reduce the appearance of vinyl.

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 proposed alteration of legalizing the existing vinyl-framed windows will not adversely affect the historic character and value of the resource as the windows will be a temporary feature of the home until their replacement with historically compatible windows as

required by the approved Rehabilitation Plan of the associated Mills Act Contract. The previous windows, which were replaced in approximately 2014, were original to the home and are an important feature to the Minimal Traditional style architecture of the home and are guaranteed to be restored. Though vinyl is not a material that is typically compatible with the period or style of the contributing resource, the windows will be painted brown to reduce their vinyl appearance.

SECTION 3. Based upon the above findings, the Historic Preservation Commission hereby approves Major Certificate of Appropriateness (MAJCOA-000360-2025) to allow for the retroactive approval to replace windows on a single-family dwelling with the following conditions:

1. **Time Limits.** The Certificate of Appropriateness shall become void twenty-four (24) months from the date of approval 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 the provision 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. The applicant shall obtain any required permits from the Building & Safety Division and/or Department of Public Works.
10. Future window replacements must be wood windows to restore the appearance and material of the resource.
11. The vinyl windows shall be painted brown to reduce the appearance of vinyl.

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

APPROVED AND ADOPTED THIS 4th DAY OF FEBRUARY, 2026.

ANGELA KELLER
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

GEOFFREY STARNES,
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.