

HPC RESOLUTION NO. 26-016

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA-000774-2024) FOR THE CONSTRUCTION OF ONE NEW ACCESSORY DWELLING UNIT AND ONE ACCESSORY DWELLING UNIT GARAGE CONVERSION TO A CONTRIBUTING RESOURCE LOCATED AT 576 TEXAS STREET IN THE WILTON HEIGHTS HISTORIC DISTRICT.

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

WHEREAS, the applicant, Ana Gonzalez Zelaya and Pablo Gonzalez have submitted an application for a Major Certificate of Appropriateness (MAJCOA-000774-2024) 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 located at 576 Texas Street (APN:8340020009);

WHEREAS, the residential structure at the site was originally constructed in 1928 in the Colonial Revival style of architecture;

WHEREAS, the subject property is a contributing resource to the Wilton Heights Historic District, which became a historic district in 1998;

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;

WHEREAS, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public hearing on April 1, 2026, concerning the requested Major Certificate of Appropriateness (MAJCOA-000774-2024); 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, exercising independent judgment, hereby finds that the project will not have an adverse impact on the environment pursuant to Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historic Rehabilitation) in that the proposed project described above meets the guidelines for the categorical exemption which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment;

SECTION 2. Section. .1190. D.4. of the Pomona 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:

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 new detached accessory dwelling unit has been designed to match the character-defining elements of the of the primary structure on the site. The proposed accessory dwelling unit will maintain a garage door that will be visible from the right-of-way to maintain the character of the neighborhood.

The proposed garage conversion accessory dwelling unit has been designed to match the character-defining elements of the existing structure including all colors, materials, and architectural style. Only necessary relocation of walls will occur and not detrimentally change, destroy, or adversely affect the historic character or value 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 proposed new detached accessory dwelling unit has been designed to match the character-defining elements of the of the primary structure on the site. The proposed accessory dwelling unit will maintain a garage door that will be visible from the right-of-way to maintain the character of the neighborhood.

The proposed garage conversion accessory dwelling unit has been designed to match the character-defining elements of the existing structure including all colors, materials, and architectural style. Only necessary relocation of walls will occur and 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 (000774-2024) with the following conditions:

1. **Time Limits.** The Certificate of Appropriateness shall become void twelve (12) months from the date of approval (April 1, 2027) 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. If 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. 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.
10. If new roof venting is required, the vents shall be low profile vents to minimize the visual impact.
11. Eave overhangs shall match the architectural detailing of the existing primary structure.
12. The applicant shall obtain a building permit prior to any demolition or construction.
13. 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 1st DAY OF APRIL 2026.

BRITNEY GALLIVAN
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

GEOFFREY STARNES, AICP, AIA, LEED AP
HISTORIC PRESERVATION COMMISSION
SECRETARY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss.
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.