



Staff Report

City of Pomona Historic Preservation Commission

April 1, 2026

FILE NO: MAJCOA-000776-2024

A request for a Certificate of Appropriateness for the construction of a 410 square-foot addition and new accessory dwelling unit garage conversion and addition in the rear of a noncontributing resource within the Lincoln Park Historic District.

ADDRESS: 920 Eleanor Street (APN: 8337003029)

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-000776-2024 and adopt HPC Resolution No. 26-015 (Attachment 1).

Project Information:

GENERAL PLAN DISTRICT: Residential Neighborhood

ZONING DISTRICT: Residential Neighborhood District 1 (RND1-H)

TRANSECT: T3

HISTORIC DISTRICT: Lincoln Park Historic District

GENERAL PLAN HOUSING DENSITY: 20 DU/AC

COUNCIL DISTRICT: District 4

Property Location & Background:

The property, located at 920 N. Eleanor Street, is considered a noncontributing property to the Lincoln Park Historic District and is located within the north-east quadrant of the city. The site is located south of E. Alvarado Street and north of E. Kingsley Avenue . The subject site was identified in the 1993 Citywide Historic Resources Survey as noncontributing due to alterations with an estimated construction date of 1910 (Attachment No. 2). Photographs of the site have been provided for the Commission’s review (Attachment No. 3).

Architectural Style & Description:

The primary dwelling has an estimated construction date of 1910 and is now considered a remnant of the Craftsman Bungalow architectural style as major alterations have occurred and much of the architectural detailing has been removed. Though the original building permit records are incomplete and the date of major alterations are unknown, the dwelling has maintained a cross-gabled roof with wide eave overhangs.

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 6,710+/- square feet. The existing primary dwelling is 900+/- square feet in size and unpermitted 700 +/- addition at the rear. The dwelling features two bedrooms, two baths, living room, kitchen, and dining room with an attached front porch. The existing garage is a standard two-car garage and is 556+/- square feet, adjacent the garage is an unpermitted accessory structure that is 215 +/- SF. The existing site is composed of a majority impervious surface. Both the unpermitted addition and unpermitted accessory structure are proposed to be removed.

Design Review:

The proposed request includes two projects, (1) an addition to the primary dwelling unit and (2) an garage accessory dwelling unit (ADU) conversion with an addition (Attachment No.4). Though the proposed projects are on a property that is noncontributing to the district it does have the potential to impact the Lincoln Park Historic District as the proposed additions will be visible from adjacent properties and partially visible from the right-of-way, thus making them subject to a major certificate of appropriateness. The proposed scope of work also includes the removal of existing impervious surface and new landscaping at the rear of the site. The standard of review is whether or not the proposed projects adversely affect neighborhood as a whole, not the property itself.

PRIMARY DWELLING UNIT, ADDITION

Location, Size, & Visibility

The applicant is proposing a 410 SF addition to the rear of the primary dwelling along the northern property line. The new square footage of the primary dwelling unit will be a total 1,310 SF. The proposed addition will not be visible from the public right-of-way along Eleanor Street.

Design

The proposed addition is intentionally designed to be a like-for-like extension of the primary dwelling unit matching in roofline. Though the property is noncontributing due to alterations and the addition will not be visible from the street, the applicant is proposing all materials to be consistent with the existing structure including windows, trim,

and roofing. All windows will be wood and a combination of casement double windows and single-hung windows. The roof of the addition area will have a 6 ½ :12 roof pitch to match the existing structure and the proposed stucco will match in color and grit. The proposed height of the addition will match the existing roofline as a cross gable roof. This height is compatible with the height and bulk of surrounding structures and in conformance with the maximum allowable heights in the RND1-H district standards.

ACCESSORY DWELLING UNIT, GARAGE CONVERSION + ADDITION

Location, Size, & Visibility

The applicant is proposing the conversion of an existing 556 +/- SF garage into an ADU with an addition. The proposed ADU with the addition is 928 +/- SF. There will be a building separation of 27'-3" between the primary dwelling unit including the addition and the proposed ADU. The ADU is proposed to be located along the eastern property line to the rear of the primary dwelling unit and is setback more than 100 feet away from the right-of-way along Eleanor Street. Since the proposed ADU will replace the existing garage, the applicant is proposing a garage door west façade facing Eleanor 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 not be visible.

Design

The proposed accessory dwelling unit is intentionally designed to match the existing primary dwelling unit. Though the property is noncontributing due to alterations, the applicant is proposing all materials to be consistent with the existing primary structure including windows, trim, and roofing. All windows will be wood and a combination of casement double windows and single-hung windows. The proposed height of the ADU is 12'-5" and sits 4'-10" below the height of the primary dwelling unit. This height is compatible with the height and bulk of surrounding structures and in conformance with the maximum allowable heights in the RND1-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 dwelling unit. The existing garage, currently utilized for storage, will change occupancy type, but will maintain all existing details, including an exterior garage door that is partially visible 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.

Though the property is a noncontributing property to the Lincoln Park Historic District, no additional modifications are proposed that will alter the existing features that remain.

- 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.

The proposed addition to the primary dwelling unit will have a 1-foot notch on the addition to meet setback requirements and to assist in differentiating the original primary dwelling units massing from the addition.

The proposed ADU will be detached from the primary dwelling. 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 ADU 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.

This standard does not apply as there are no changes on the property that have acquired historic significance in their own right.

- 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, though the site is noncontributing to the district.

- 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 scope of work of the project does not include the acquired historic resource. The designated structure will retain its historic status and architectural elements.

- 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 proposed alterations will not alter nor remove any existing historic materials or features, nor will it significantly impact the spatial relationships that characterize the property. The property is not a contributing property to the Lincoln Park Historic District and all alterations will be completed at the require of the structure.

- 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. The historic property and its environment will be largely unaffected by the construction.

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 (e.g. Craftsman), architectural detailing (e.g. exposed rafters), 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 ADU is intentionally designed to have the architectural detailing, materials, finishes, colors, and style commonly identified in Craftsman Bungalow homes. The design includes the implementation of exposed rafters, double-hung wood windows, horizontal siding, color, and roofing materials to match the existing dwelling.

- 2. Compliance with ADU Ordinance.

The following ADU is considered a *Type 2 – Building Permit Only* ADU subject to Pomona Zoning and Development Code Section 830.A.(5) General ADU and JADU requirements and Section 830.A.(6) Specific ADU 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 single family or multifamily dwelling unit may not exceed 16 feet in height.	Compliant

Specific ADU Requirements, <i>Architectural Design Standards</i>		
Standard	Applicable Requirement	Compliance Determination
a. Primary Dwelling Unit Requirement	There must be a Primary Dwelling Unit located on the same lot as an ADU.	Compliant
b. Unit Size	<i>Lots less than 7,200 Square Feet in Area:</i> The maximum size of a detached or attached ADU may not exceed 850 square feet for a studio or one bedroom unit or 1,000 square feet for a unit with two or more bedrooms.	Compliant
c. Coverage	The maximum coverage of the lot by all structures must not exceed the percentage <u>established by the underlying zoning district.</u> RND1-H Zoning District Maximum Building Coverage: 45%	Compliant
d. Yards	Rear & Side Yard: 4 FT	Compliant
e. Landscaping	20% Landscaping Minimum	Compliant
f. Parking	No Parking Required.	Compliant
g. Architecture	Must match the appearance and architectural design of those of the primary dwelling.	Compliant
h. Manufactured or Prefabricated Structures	Nothing in this section prohibits the installation of manufactured or prefabricated structures that comply with Sec. 830.A.6.g. Architecture, above.	Compliant
i. Exterior Access	All ADUs must provide independent access to the exterior of the unit.	Compliant
j. Passageways	No Passageway is required in conjunction with the construction of an ADU.	Compliant

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 that will be partially visible from Eleanor Street will mimic the appearance of a garage by retaining a wooden garage door. No entries to the ADU 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. 26-015.

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 two minor additions to two separate existing structures 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 proposed primary dwelling unit addition and garage conversion accessory dwelling unit 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. 26-015
2. Citywide Historic Resources Inventory Survey, 1993
3. Site Photographs
4. Proposed Architectural Plans
5. Public Noticing Packet