



Staff Report

City of Pomona Historic Preservation Commission

February 4, 2026

FILE NO: MAJCOA-000360-2025 (**Continued from July 2, 2025 & August 6, 2025**)

A request for a Major Certificate of Appropriateness (MAJCOA-000360-2025) to legalize twenty-four (24) unpermitted vinyl windows on the primary structure of a contributing resource within the Hacienda Park Historic District.

ADDRESS: 1515 GANESHA PLACE (APN: 8359-018-023)

APPLICANT: Cassie Hau

PROJECT PLANNER: Alan Fortune, Associate Planner

ENVIRONMENTAL REVIEW: This project is exempt from 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 CEQA Guidelines.

RECOMMENDATION: Approve Major Certificate of Appropriateness (File No. MAJCOA-000360-2025) and adopt Resolution No. 25-020 (Attachment No. 1).

Project Information:

GENERAL PLAN DISTRICT: Residential Neighborhood

ZONING DISTRICT: RND1-H [HM1-N1-R1]

TRANSECT: T3

SPECIFIC PLAN DISTRICT: N/A

GENERAL PLAN DENSITY: 20 DU/AC

HISTORIC DISTRICT: Hacienda Park

Important Dates:

DATE SUBMITTED: April 17, 2025

DATE DETERMINED COMPLETE: May 22, 2025

INITIAL HPC MEETING: July 2, 2025

2ND HPC MEETING: August 6, 2025

Property Background and Update:

On July 2, 2025, the Historic Preservation Commission held a public hearing for the requested Major Certificate of Appropriateness (MAJCOA-000360-2025). At the meeting, the Commission discussed with Staff the possibility of allowing the applicant to submit for an application for a Mills Act contract and require associated rehabilitation plan to include the replacement of the twenty-four (24) unpermitted vinyl windows on the primary structure with appropriate wood windows. Staff recommended that the Commission continue the item to the Historic Preservation Commission meeting of August 6, 2025, to allow the applicant time to consider applying for participation in the Mills Act.

On August 6, 2025, the Historic Preservation Commission continued the item to February 4, 2026, as the applicant had confirmed to Staff their intent to apply for Mills Act participation.

An application for Mills Act participation was received by Staff on August 8, 2025, was recommended for approval by the Historic Preservation Commission on November 5, 2025 and subsequently approved by the City Council on December 1, 2025; it has been recorded with the Los Angeles County Assessor's Office. The approved associated Mills Act Rehabilitation Plan requires the replacement of all unpermitted windows to appropriately styled wood windows by Year 10, providing the property owner with time to save the money needed to replace the windows. Therefore, since the owner is contractually obligated to replace the vinyl windows, staff recommends the approval of the requested Certificate of Appropriateness.

Attachments:

1. Draft HPC Resolution No. 25-020
2. HPC Staff Report from July 2, 2025
3. HPC Staff Report from August 6, 2025
4. Project Plans
5. Window Assessment Forms
6. Site Photographs
7. Public Hearing Notice
8. Hacienda Park Historic District Survey Form
9. Minimal Traditional pages from Pomona Historic Guidelines