

**DRAFT HPC RESOLUTION NO. 25-006**

**A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA-000056-2024) FOR A NEW DETACHED 999 SQUARE FOOT ACCESSORY DWELLING UNIT AT THE REAR OF A CONTRIBUTING RESOURCE LOCATED AT 531 E. KINGSLEY AVENUE IN THE LINCOLN PARK HISTORIC DISTRICT (APN 8337-003-025).**

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

**WHEREAS**, the applicant, Craig Chao has submitted an application for a Major Certificate of Appropriateness (MAJCOA-000049-2025) for a new 999 square foot accessory dwelling unit at the rear of a contributing resource located at 531 E. Kingsley Avenue;

**WHEREAS**, the residential structure at the site was originally constructed in 1921 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**, any new or proposed accessory dwelling unit consisting of a project with additions on 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 an accessory dwelling unit consisting of a project with additions 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 May 7, 2025, concerning the requested Major Certificate of Appropriateness (MAJCOA-000049-2025); 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 Section 15331 in that the project is consistent with the applicable general plan designation, all applicable policies, zoning regulations and is not on a project site greater than five acres.

**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 scope of the proposed project solely includes the construction of a new accessory dwelling unit that is detached from the contributing historic resource on the site that has been designed to significantly match the Craftsman Bungalow architectural style of the primary dwelling on the site; therefore, this project will not affect any significant character-defining features 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 solely includes the construction of a new accessory dwelling unit that is detached from the contributing historic resource on the site that has been designed to significantly match the Craftsman Bungalow architectural style of the primary dwelling on the site. It fits the scale, massing, and detailing of the original structure and; therefore, this project will not affect any significant historic character, or value of the resource.

**SECTION 3.** The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA-000049-2025) for a new, detached 999 square foot accessory dwelling unit 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 (May 7, 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. 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.

6. 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)

7. Violation of any of the conditions of this permit shall be cause for revocation and termination of all rights thereunder.
8. 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.
9. If new roof venting is required, the vents shall be low profile vents to minimize the visual impact.
10. Eave overhangs shall match the architectural detailing of the existing primary structure.
11. The foundation of the proposed element will be required to visually match the river rock foundation of the existing primary dwelling.
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 7<sup>th</sup> DAY OF MAY 2025.**

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ANGELA KELLER  
HISTORIC PRESERVATION COMMISSION  
CHAIRPERSON

**ATTEST:**

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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.